



**5 St. Philip Street**  
**Penzance**  
**TR18 2DN**



**5 ST. PHILIP STREET, PENZANCE, TR18 2DN**

**GUIDE PRICE £100,000 - LEASEHOLD**

A nicely presented one bedroom ground floor flat situated within the centre of Penzance offering an outstanding investment opportunity.

**\* DOUBLE BEDROOM \* SHOWER ROOM \* OPEN PLAN LIVING / DINING / KITCHEN \***  
**\* DOUBLE GLAZING \* GAS CENTRAL HEATING \* INVESTMENT OPPORTUNITY \***  
**\* TOWN CENTRE LOCATION \* EPC = C \***

This nicely presented ground floor flat with accommodation comprising of one double bedroom with shower room, open plan lounge/diner/kitchen and a shared courtyard to the rear of the property. The property is double glazed and enjoys gas central heating making an ideal investment opportunity.

**HALF GLAZED DOOR INTO:**

**COMMUNAL HALL:** Door to:

**FLAT HALLWAY:** Cupboard housing combination boiler. Door to:

**LOUNGE / DINER / KITCHEN:** 18' 6" x 16' 0" narrowing to 11' 0" (5.64m x 4.88m - 3.35m)

**LOUNGE / DINING AREA:** Double glazed window to the rear, two radiators, storage cupboard below the stairs, tv and telephone point.

**KITCHEN AREA:** Range of base and wall units with rolltop work surface and splashback over, single drainer stainless steel sink unit, plumbing for washing machine, integral fridge, electric cooker, hob and extractor hood over, inset spotlights.

**DOUBLE BEDROOM:** 11' 0" x 8' 5" (3.35m x 2.57m) Double glazed window to the front, radiator, telephone and tv point.

**SHOWER ROOM:** Tiled walls, pedestal wash hand basin, low level w.c., tiled mains shower cubicle, extractor fan, shaver point and lights.

**OUTSIDE:** To the front of the property there is a communal courtyard which is shared between flat 5 and flat 8.

**LEASE:** Remainder of 999 year lease setup in 2006.

**GROUND RENT / SERVICE CHARGES:** Ground rent of £50 per annum. Service charge £96 pcm, this is likely to be reduced as provision has been built up for external decoration and sinking fund.

**SERVICES:** Mains water, electricity, gas and drainage.

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or Marshall's of Mousehole (01736) 731199

**MARSHALL'S PARK LANE OFFICE: 0207 0791476**

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234100)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)

