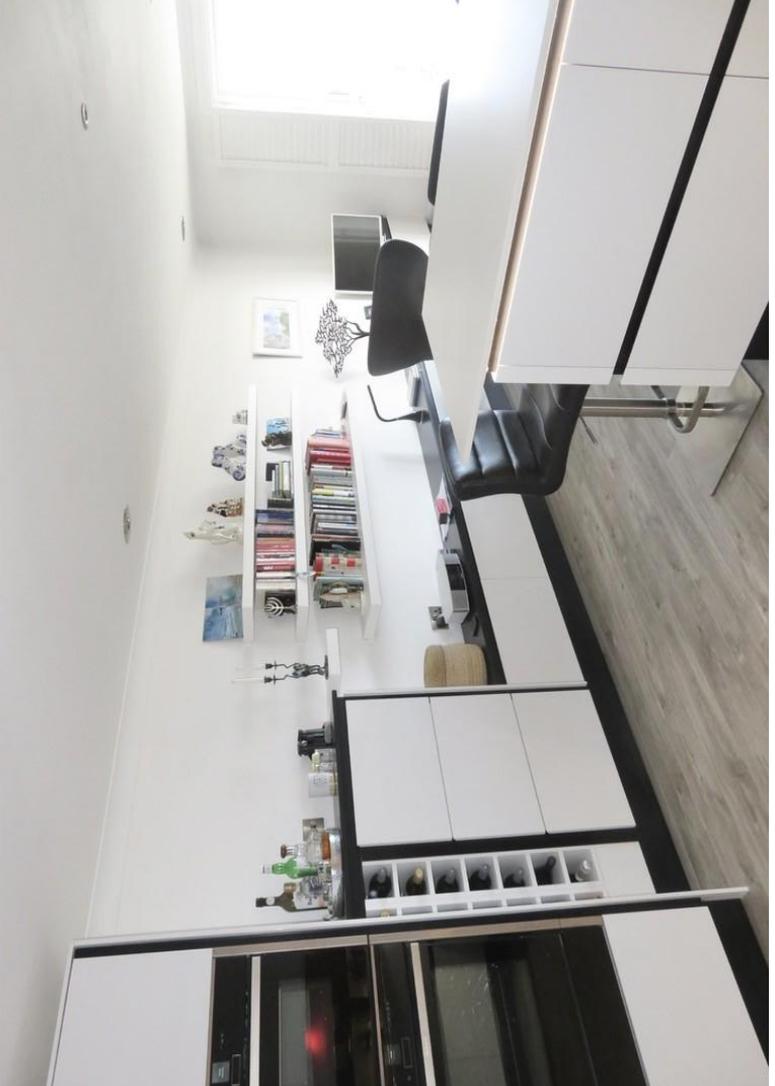
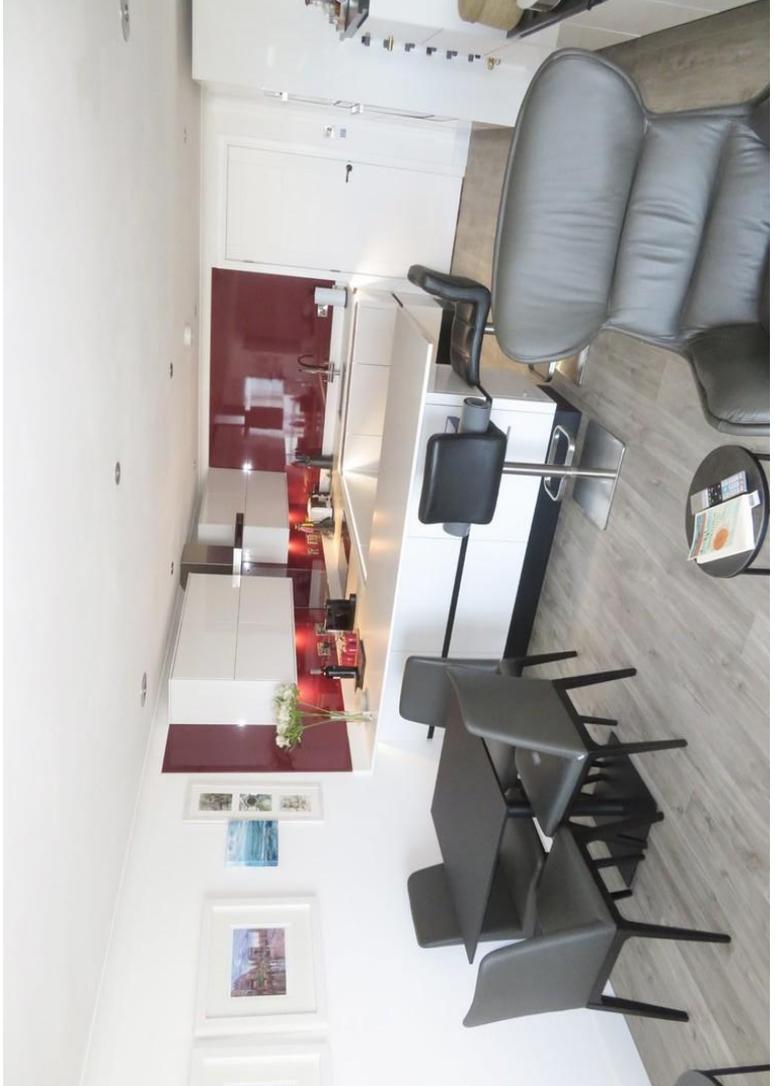
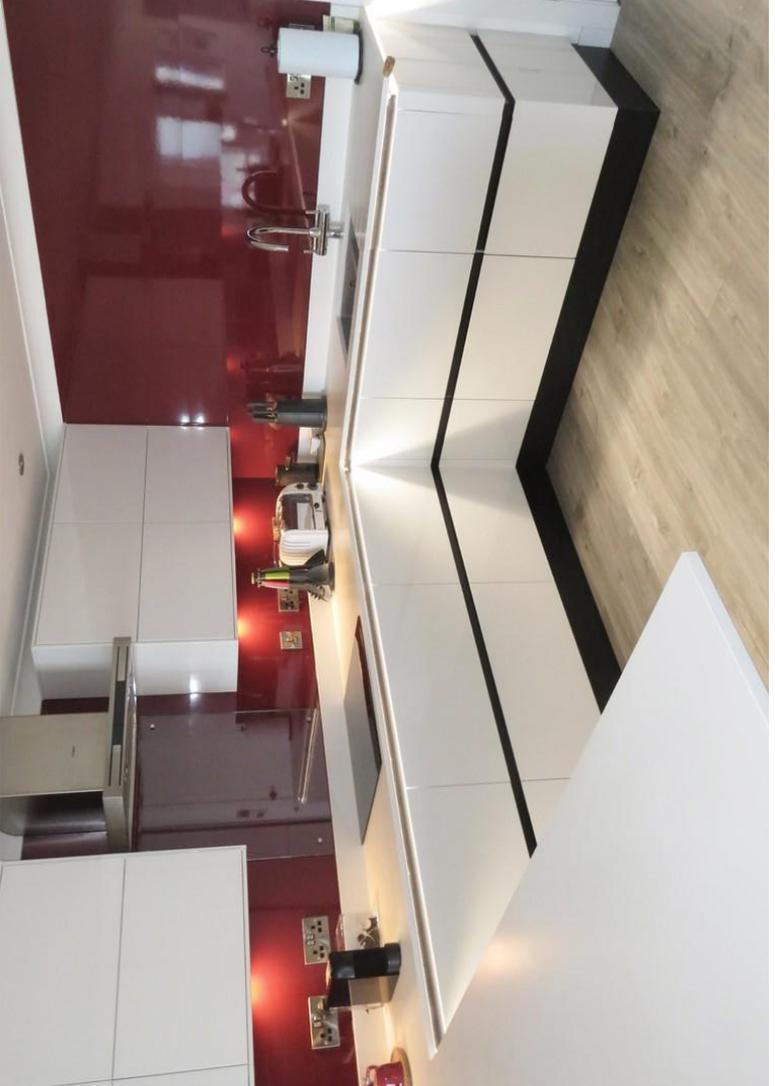




12 Penrose Court
Penzance
TR18 3LG







12 PENROSE COURT, PENZANCE, TR18 3LG

OFFERS IN EXCESS OF £300,000 - LEASEHOLD

A beautifully presented one bedroom first floor apartment with some of the finest views in Mount's Bay across to St Michael's Mount and beyond conveniently situated for the town centre, bus and railway station along with all local amenities.

- * DOUBLE BEDROOM * FABULOUS 25FT X 13FT OPEN PLAN LIVING ROOM ***
- * SUPERBLY FITTED KITCHEN * BALCONY * SHOWER ROOM / W.C. ***
- * UNDERFLOOR CENTRAL HEATING * SECURED GATED PARKING ***
- * NO ONWARD CHAIN * EPC = B ***

Marshall's Estate Agents are delighted to offer to the market 12 Penrose Court which the present vendor purchased from us a number of years ago. The transformation has been quite dramatic as no expense has been spared with the updating of the apartment with new kitchen, bathroom, underfloor heating, fitted wardrobes etc all of a very high quality and standard. A particular feature of the property is its fabulous open plan living area with a superbly equipped kitchen with an excellent range of integrated units, enjoying uninterrupted views across the bay to St Michael's Mount and beyond. The property has the advantage of an external balcony, again perfect to enjoy the stunning views. Penrose Court itself is a purpose built development close to the town and its amenities enjoying private secure gated parking with security cameras.

STEPS OR LIFT FROM THE PARKING AREA TO FIRST FLOOR

DOOR TO:

GOOD SIZE ENTRANCE HALL: Built in storage cupboard.

OPEN PLAN LIVING ROOM / KITCHEN: 25' 3" x 13' 0" overall (7.7m x 3.96m) Extensive modern contemporary built in shelving, double sliding doors onto the balcony with great views and shutters.

KITCHEN AREA: Superbly equipped featuring an excellent range of gloss units with integrated fridge/freezer, oven, Neff combination microwave, warming drawer, full length larder cupboard with shelving, integrated dishwasher and washing machine/tumble dryer, AEG extractor hood over Neff induction hob, Kettle instant boiling water tap.

INNER HALLWAY

DOUBLE BEDROOM: 12' 6" x 10' 6" (3.81m x 3.2m) Extensive range of gloss built in wardrobes with shelving and storage, window to the rear with plantation shutters.

SHOWER ROOM: Low level w.c. with concealed cistern, vanity wash hand basin, large walk in shower cubicle, adjoining cupboard with newly fitted hot water tank (ideal as an airing cupboard).

EXTERNALLY: The property is approached through remote control security gates leading into extensive parking.

SERVICES: Mains water, electricity and drainage.

COUNCIL TAX BAND: C

LEASE: Remainder of 999 year lease setup in 2004 with a 1/24th share of the freehold.

N.B: The property can be used as holiday let or residential let with prior written consent of the management company. Pets are allowed with written consent from the management company.

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 1234171)

ANTIMONEY 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



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