

5 Mennaye Court

Alexandra Road

Penzance

TR18 4LU







5 MENNAYE COURT, ALEXANDRA ROAD, PENZANCE, TR18 4LU

GUIDE PRICE £164,995 - FREEHOLD

A chance to acquire a nicely presented and much sought after one bedroom first floor apartment located close to the centre of Penzance within a short walk of the promenade and other amenities.

*** DOUBLE BEDROOM * LOUNGE / DINING ROOM * KITCHEN * SHOWER ROOM *
* COMMUNAL GARDENS * COMMUNAL PARKING * NICELY PRESENTED *
* GAS CENTRAL HEATING * DOUBLE GLAZING * EPC = D * TOWN LOCATION *
* IDEAL INVESTMENT * VIEWING RECOMMENDED ***

This property has well proportioned accommodation which would make an ideal retirement or investment home. The accommodation comprises of an entrance hall with lounge/dining room with living flame gas fire, kitchen with integral fridge, double bedroom and fully tiled shower room. There are lawned communal gardens which are a particularly attractive feature and is located within a level walking distance of the promenade, also Morrab Gardens, Penlee Park and Penzance's football and rugby pitches.

DOOR INTO:

COMMUNAL HALLWAY: Stairs rising to the first floor, further door into:

HALLWAY TO FLAT: Laminate flooring, cloaks cupboard. Door to:

LOUNGE / DINING ROOM: 16' 9" x 12' 0" (5.11m x 3.66m) Double glazed window to the front, laminate flooring, radiator, gas fire to one wall, tv, satellite and telephone point. Door to:

KITCHEN: 10' 3" x 5' 2" (3.12m x 1.57m) Double glazed window to the rear, single drainer sink unit, range of base and wall mounted units with work surface and tiling over, electric oven, gas hob, filter fan, plumbing for washing machine, integral fridge.

FURTHER DOOR FROM THE LOUNGE TO:

INNER HALLWAY: Cupboard housing combination boiler, laminate wood flooring. Doors to:

DOUBLE BEDROOM: 11' 0" x 10' 5" (3.35m x 3.18m) Laminate floor, double glazed window to the front, radiator, built in wardrobe.

SHOWER ROOM: Two double glazed windows to the rear, w.c., pedestal wash hand basin, fully tiled electric shower cubicle, wall mounted fan heater.

MAIN ENTRANCE HALL: Gives access to your own storage cupboard.

OUTSIDE: The property stands in communal gardens which are mainly laid to lawn being of a south westerly direction with well stocked flower borders and access to communal parking area.

SERVICES: Mains water, electricity, gas and drainage.

COUNCIL TAX BAND: A

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

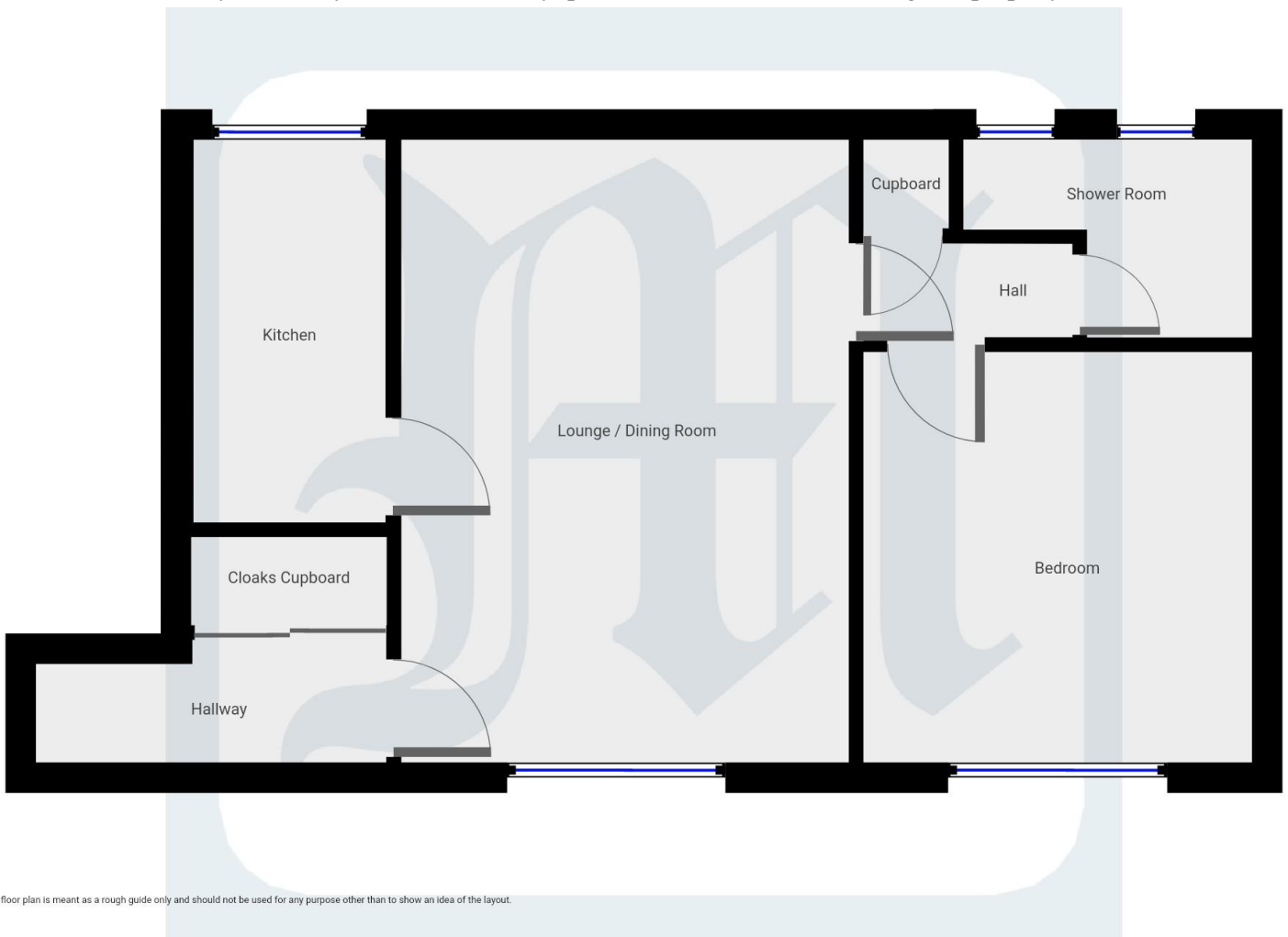
MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County Council, St Clare, Penzance, Cornwall TEL (0300 1234171)

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.



This floor plan is meant as a rough guide only and should not be used for any purpose other than to show an idea of the layout.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk