



4 Bakehouse Apartment
High Street
Penzance
TR18 2BQ



KT 60C

High Street

4 BAKEHOUSE APARTMENTS, HIGH STREET, PENZANCE, TR18 2BQ

GUIDE PRICE £122,500 - LEASEHOLD

A nicely presented first floor apartment conveniently situated for all local amenities within the centre of Penzance.

*** ONE DOUBLE BEDROOM * OPEN PLAN LIVING / KITCHEN / DINING ROOM *
* SHOWER ROOM * GAS CENTRAL HEATING * DOUBLE GLAZING * LONG LEASE *
* EPC = C * COUNCIL TAX BAND = A * EXCELLENT OPPORTUNITY *
* VIEWING RECOMMENDED ***

Conveniently positioned near the heart of Penzance, this apartment would suit a variety of purchasers looking for a first time home or investment property. The property comprises of an open plan living/kitchen/dining room with built in oven, hob and extractor fan, a good size double bedroom and shower room. With gas central heating, double glazing and an entry phone system, we would highly recommend an early appointment to avoid disappointment.

STEPS UP TO:

COMMUNAL ENTRANCE HALL: Door to:

THE APARTMENT

ENTRANCE HALL: Entry phone system, central heating controls, useful storage cupboard.

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 20' 5" x 9' 2" (6.22m x 2.79m)

KITCHEN AREA: Range of fitted wall mounted and base units with built in oven, hob and extractor fan, stainless steel single drainer sink unit with mixer tap, wall mounted boiler, window to the side, radiator.

LIVING / DINING AREA: Windows to the front and side, radiator.

DOUBLE BEDROOM: 10' 9" x 9' 5" (3.28m x 2.87m) Window to the front, radiator.

SHOWER ROOM: Semi-circular shower cubicle with tiled walls, low level w.c., pedestal wash hand basin with shaver socket and light over, heated towel rail, extractor fan.

TENURE: Remainder on 999 year lease setup on 2007.

CHARGES: Service charge of approximately £700pa and ground rent of approximately £250pa.

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

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



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