



**Apartment 4, Kenegie Manor
Gulval, TR20 8YN**









APARTMENT 4, KENEGIE MANOR, GULVAL, PENZANCE, TR20 8YN

GUIDE PRICE £275,000 - LEASEHOLD

A beautifully presented two bedroom ground floor apartment situated within the former Kenegie Manor situated on the outskirts of Gulval.

*** TWO BEDROOMS * OPEN PLAN LIVING ROOM/KITCHEN ***

*** PERIOD FEATURES * RESIDENTS PARKING * IDEAL RESIDENTIAL OR HOLIDAY LET ***

*** USE OF ON SITE FACILITIES * EPC=D ***

*** COUNCIL TAX BAND A ***

A beautifully presented two bedroom ground floor apartment situated within the former Kenegie Manor situated on the outskirts of Gulval. The accommodation comprises of two bedrooms and shower room with an open plan living room/kitchen. This grade 2 listed property retains many period features throughout to incorporate mullioned windows and the communal gardens to the rear and a real joy. The property is located within the Kenegie Manor site and the owner of the apartment gets use of the on site facilities. Viewing highly recommended.

PERIOD WOODEN FRONT DOOR:

HALLWAY: Tiled floor, two large cupboards to one wall, panelled door into:

STUDY: 11' 6" x 5' 6" (3.51m x 1.68m) Six panelled multi paned Mullion window to the front overlooking the garden. Panelled heater, door to:

OPEN PLAN LIVING ROOM/KITCHEN (PREVIOUSLY KNOW AS 'GALLEON ROOM'): 28' x 16', 22' into the bow window' (8.53m x 4.88m) Stunning bow 17th Century Mullion window to the rear overlooking the communal gardens, further door to the rear leading into established garden.

KITCHEN AREA: Tiled floor, a range of base and wall units with roll top work surfaces and tiling over, electric cooker, hob and extractor. Integral dishwasher, washing machine, fridge freezer. Single bowl stainless steel sink unit, row of spotlights, two electric panel heaters, television and satellite points, telephone point, two large cupboards. Further door into:

HALLWAY: Small leaded panes with period window to the rear, airing cupboard, doors to:

SHOWER ROOM: Fully tiled double shower cubicle with shower over, w.c., pedestal wash hand basin, inset spotlights, heated towel rail and extractor fan.

BEDROOM ONE: 14' x 10' (4.27m x 3.05m) Electric heater, Mullioned window to the side.

BEDROOM TWO: 9' x 7' (2.74m x 2.13m) Electric heater, window to the side, steps leading to walk in storage cupboard with fitted shelves and door to outside, this could be used as an ensuite facility.

OUTSIDE: The owners of the apartment have use of the communal gardens and the on site facilities of The Kenegie Manor Holiday Site.

DIRECTIONS: From Penzance, proceed in an easterly direction, taking the main road to St Ives, through Gulval, upon reaching Kenegie, take a left turn, along the drive, continue to the far end and park on the left hand side. The property can be found in The Manor House.

LEASEHOLD: 999 years from 1st January 2008. All fees will be paid until 31 December 2023.

COSTS FOR 2022: Ground rent £1937.80. Service charge £900.00

SERVICES: Mains water, electricity and drainage.

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)

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
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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