



15 Beachfield Court

Penzance

TR18 4NQ











**15 BEACHFIELD COURT, PENZANCE, TR18 4NQ**

**GUIDE PRICE £165,000 - FREEHOLD**

Outstanding views across the whole of Mount's Bay across to St Michael's Mount, Lizard Peninsula, Newlyn harbour and beyond is a real feature of this purpose built second floor one bedroom apartment with balcony in a prominent location immediately on the promenade and seafront of Penzance.

- \* **DOUBLE BEDROOM \* LOUNGE \* KITCHEN \* BATHROOM / W.C. \***
- \* **NEWLY FITTED ELECTRIC HEATERS \* NO ONWARD CHAIN \***
- \* **CASH BUYERS ONLY \* EPC = G \* COUNCIL TAX BAND = A \***

This second floor apartment has some of the finest views around the bay and is presented in good decorative order throughout. Features include an above average size lounge and double bedroom which both have access on to a good size balcony. Due to the freehold tenure of the property this will be of interest to cash buyers only. Viewing highly recommended.

**ENTRANCE HALL:** Built in storage cupboard.

**BATHROOM:** Panelled bath with shower attachment, low level w.c., pedestal wash hand basin, airing cupboard.

**DOUBLE BEDROOM:** 11' 0" x 9' 3" (3.35m x 2.82m) Full length panel and French doors onto balcony, built in wardrobe.

**LOUNGE:** 15' 4" x 10' 3" (4.67m x 3.12m) Door onto:

**BALCONY:** Fabulous views.

**KITCHEN:** 9' 6" x 7' 6" (2.9m x 2.29m) Stainless steel sink unit with adjoining work surfaces and base cupboards.

**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)

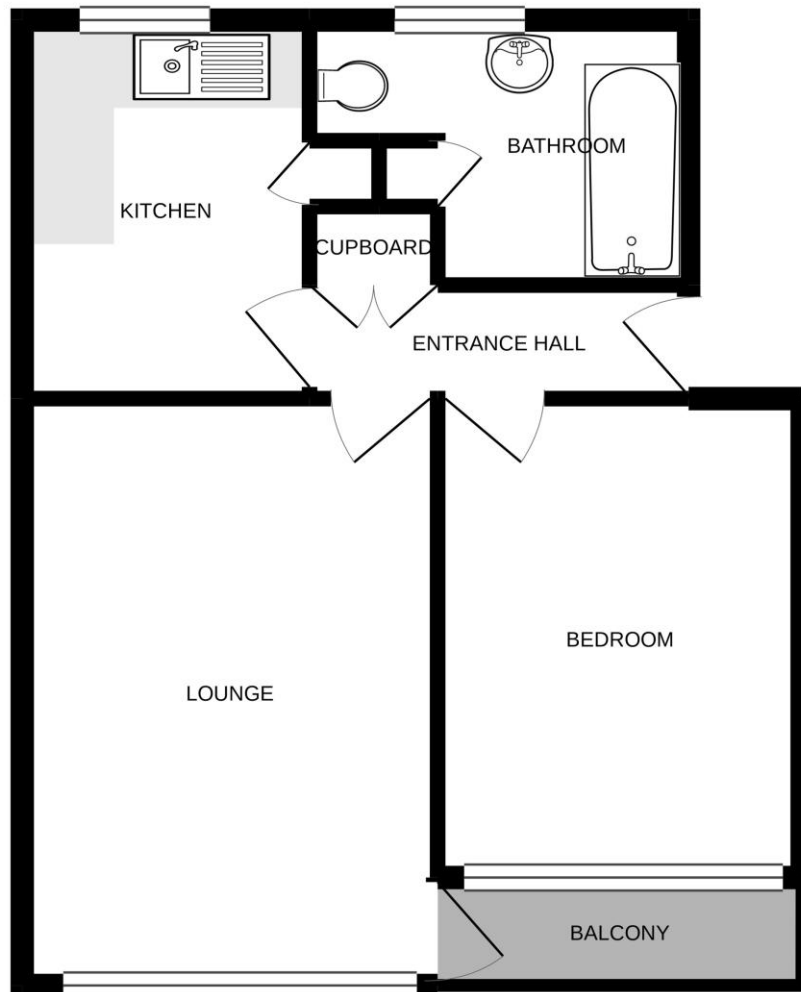
**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has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

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

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)