



Petrellen Court



Marshall's
ESTATE AGENTS



Petrellen Court, Penrose Terrace, Penzance, TR18 2HH

Petrellen Court is an outstanding development of two bedroom apartments together with a new build townhouse which incorporates an integral garage, the majority of which having stunning views over Mount's Bay to St Michael's Mount and beyond.

The established local developers Selleck Nicholls Homes have placed particular emphasis on restoring this most attractive Grade II listed residence to its former glory. The majority of the apartments will have period features and exceptionally well fitted kitchens and bathrooms. Each will have its own parking space. Number five will be a newly built two storey town house with a garage and sea view. Petrellen Court offers a truly unique opportunity to obtain an exceptional conversion in such a convenient location. Each property will have the benefit of a newly created 999 year lease with no restrictions on either holiday or long term lets making perfect for full time residency or as a lucrative investment.

PENZANCE

The ancient market town in the far west of Cornwall is sheltered by the beautiful waters of Mount's Bay with St Michael's Mount taking centre place. The proximity of the town centre is a real feature of this development with the town itself being stimulated by creative arts and a rich cultural heritage. With the town being established hundreds of years ago, there are many attractive features with an excellent range of historic galleries, restaurants and houses. Penzance railway station which is within walking distance of Petrellen Court has a daily service to London Paddington and many other major UK cities. The tropical Isles of Scilly are also served by scheduled daily sailings of the Scillonian and more recently scheduled helicopter flights from Penzance heliport. Air links to London are also not too far away at Newquay airport with access to most of the UK. The new "West Kernow Way" cycling route is also a stones throw away from the property giving access to the start of the 230km journey.



BASEMENT FLOOR

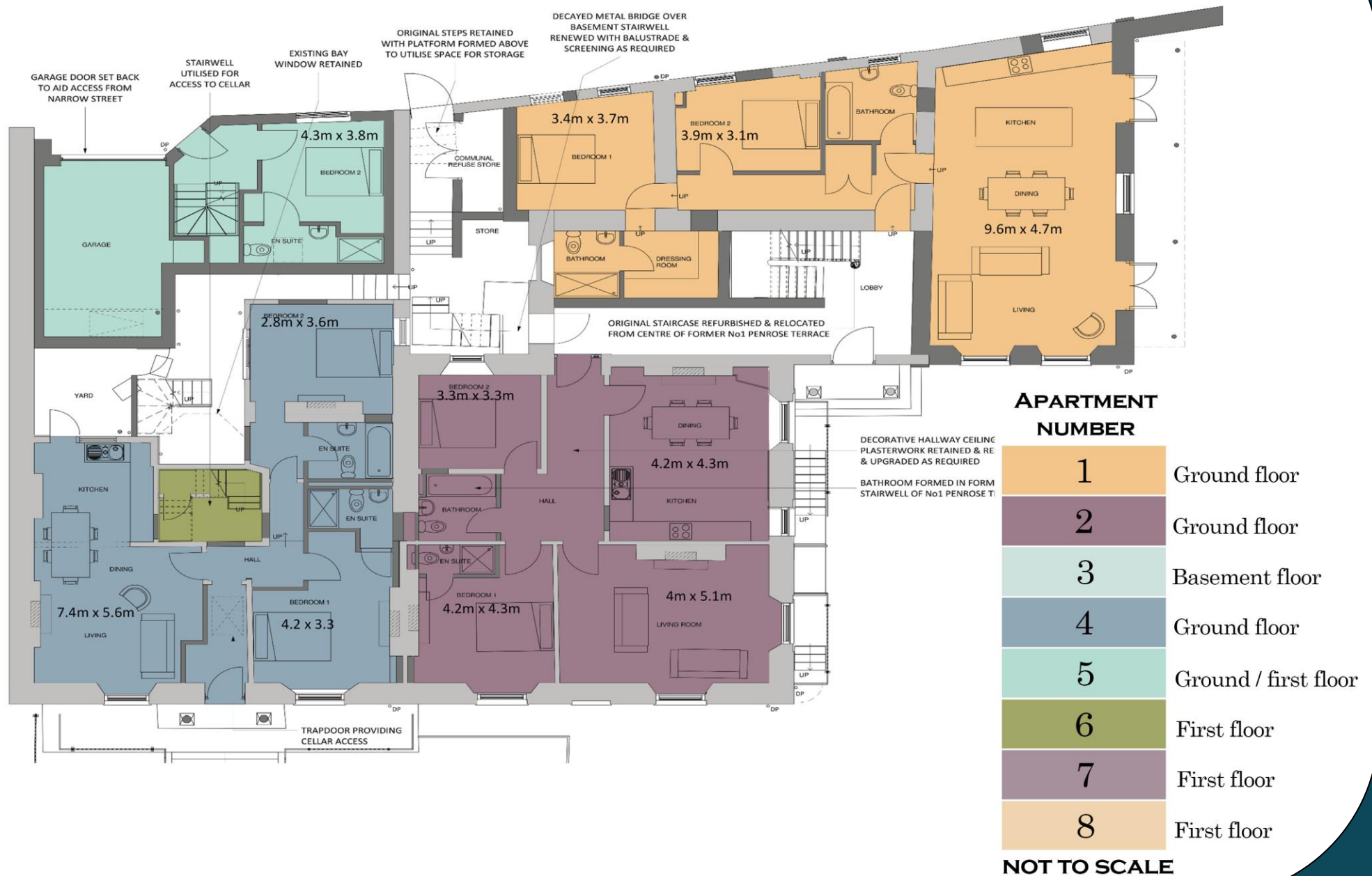


APARTMENT NUMBER

1	Ground floor
2	Ground floor
3	Basement floor
4	Ground floor
5	Ground / first floor
6	First floor
7	First floor
8	First floor

NOT TO SCALE

GROUND FLOOR



FIRST FLOOR



NOT TO SCALE



APARTMENTS

SPECIFICATIONS

SIZE (Sq Ft)

THE KITTIWAKE, PLOT ONE:	Two bedroom apartment with sea views and outdoor space.	1075
THE TERN, PLOT TWO:	Two bedroom apartment.	930
THE SKUA, PLOT THREE (BASEMENT):	Two bedroom apartment:	1040
THE FULMAR, PLOT FOUR:	Two bedroom apartment with outside space.	820 + Cellar
THE SANDPIPER, PLOT FIVE:	Newly built two bedroom townhouse with garage and sea views.	950
THE GUILLEMOT, PLOT SIX:	Two bedroom apartment with cellar.	990 + Cellar
THE OYSTERCATCHER, PLOT SEVEN:	Two bedroom apartment with sea views.	1075
THE SHEARWATER, PLOT EIGHT:	Two bedroom apartment with sea views.	1100

<u>Plumbing & Electrical</u>	<u>Kitchen</u>	<u>Appliances</u>	<u>Bathroom</u>	<u>Ensuite</u>	<u>Security</u>	<u>Interior Finishes</u>
Gas central heating	Choice of high quality kitchens and worktops	Stainless steel oven	Contemporary styled white sanitary ware	Contemporary styled white sanitary ware	Mains smoke and heat detection with battery back up	Traditional style doors- white painted
Combi boilers		Stainless steel hood extractor	Electric/thermostatic shower	Electric/thermostatic shower		
Downlighters to kitchen, bathrooms and ensuites	Ceramic tile choices	Choice of stainless steel hobs or gas on glass	Glass shower screen	Glass shower enclosure	Consumer unit with circuit breaker/ RCD protection	Joinery white painted
Door entry system	Inset stainless steel 1.5 bowl and drainer		Chrome fixtures throughout	Chrome fixtures throughout		Traditional sliding sash windows white painted
Telephone point to lounge	Stainless steel splashback	Select plots with separate utility space to house integrated washer/ dryer otherwise in kitchen	1TH wash hand basin with mixer style tap	1TH wash hand basin with mixer style tap	Window locking and restrictors to building regulations	Chrome style ironmongery
TV points	Mixer tap to match		WC	WC		
	Chrome style downlighters	Integrated fridge/ freezer	Chrome style towel style radiator	Chrome style towel style radiator	External lighting	Floor coverings
		Integrated dishwasher	Chrome IP rated LED downlighters	Chrome IP rated LED downlighters		
			Over sink backlit mirrors where shown	Over sink backlit mirrors where shown		

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.

IMAGES ARE FOR ILLUSTRATION PURPOSES ONLY



Viewing By prior appointment through Marshall's Estate Agents of Penzance
6 The Greenmarket, Penzance, Cornwall, TR18 2SG



(01736) 360203
www.marshallspz.co.uk