



# Petrellen Court



## Plot 5 Petrellen Court, Penrose Terrace, Penzance, TR18 2HH

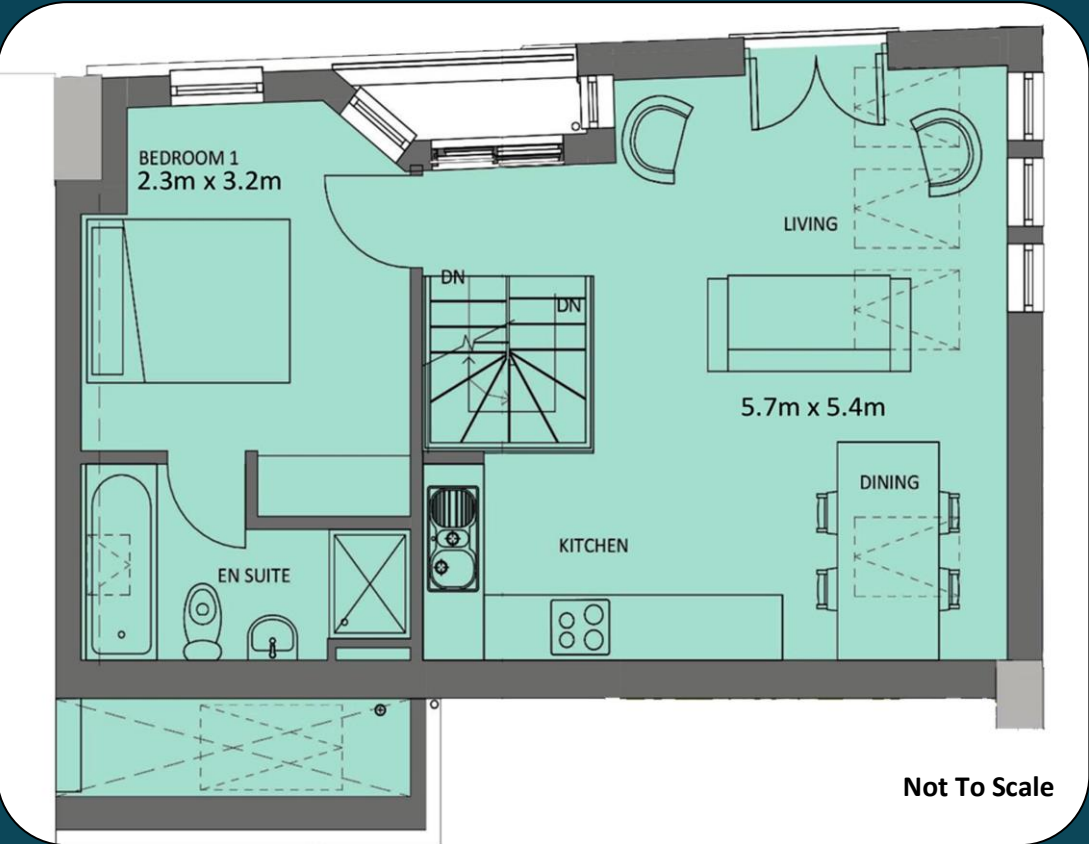
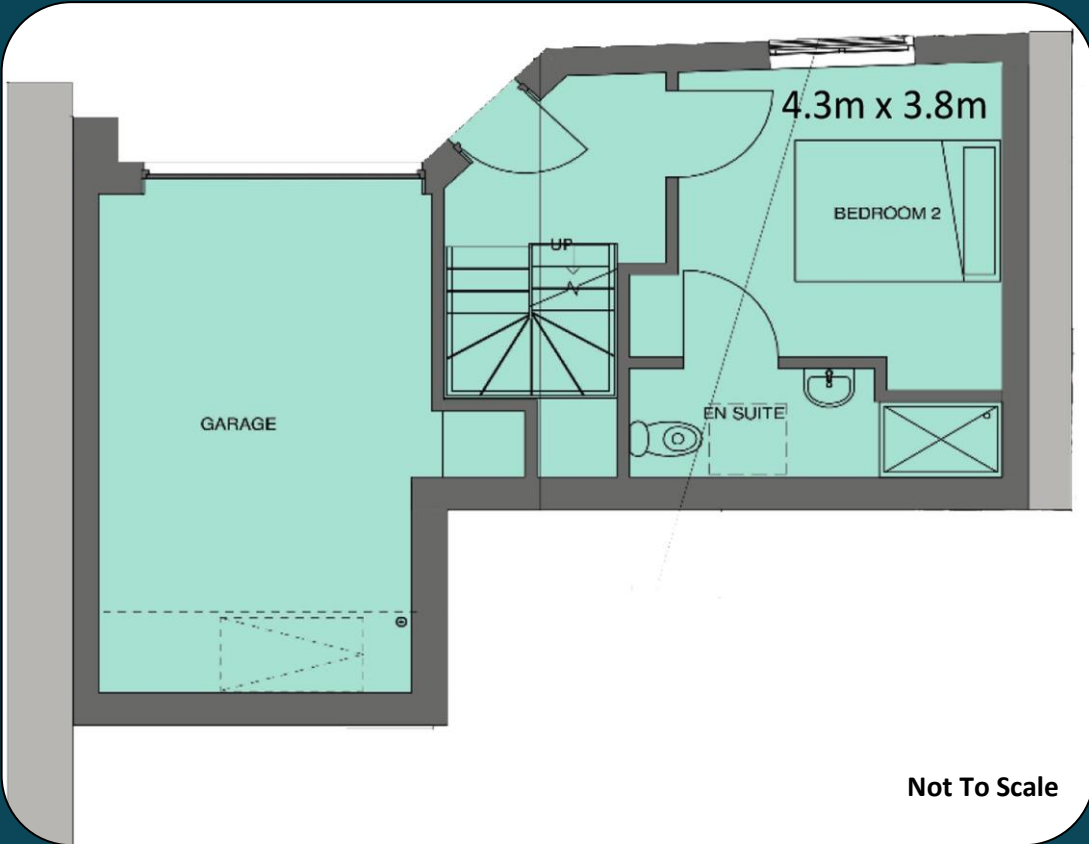
Petrellen Court is an outstanding development of two bedroom apartments together with a new build townhouse which incorporates an integral garage, the majority of which having stunning views over Mount's Bay to St Michael's Mount and beyond.

The established local developers Selleck Nicholls Homes have placed particular emphasis on restoring this most attractive Grade II listed residence to its former glory. Plot 5 is the only new build within the development. It has been carefully designed with a reverse-level layout with balconies enjoying lovely sea views. A further unique feature is the integral garage which is highly unusual for a town property.

### 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.





**Petrellen**  
Court

Plot 5 Petrellen Court: A newly built two bedroom townhouse with garage. 950 square feet.

<u>Plumbing &amp; 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	Modern oak veneered internal doors
Combi boilers		Stainless steel hood extractor	Electric/thermostatic shower	Electric/thermostatic shower	Consumer unit with circuit breaker/ RCD protection	Joinery white painted
Downlighters to kitchen, bathrooms and ensuites	Ceramic tile choices	Choice of stainless steel hobs or gas on glass	Glass shower screen	Glass shower enclosure	Windows with locking and restrictors to building regulations	Aluminium windows
Telephone point to lounge	Inset stainless steel 1.5 bowl and drainer	Integrated fridge/ freezer	Chrome fixtures throughout	Chrome fixtures throughout		Chrome style ironmongery
TV points	Stainless steel splashback	Integrated dishwasher	1TH wash hand basin with mixer style tap	1TH wash hand basin with mixer style tap	External lighting	Choice of floor coverings (Limited to carpet & vinyl from a selection)
Electrically operated key fob controlled garage door	Mixer tap to match	Integrated washer/dryer	WC	WC		Roof windows as shown
	Chrome style down lighters		Chrome style towel style radiator	Chrome style towel style radiator		Juliet balcony
			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.

Viewing By prior appointment through Marshall's Estate Agents of Penzance  
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