



Petrellen Court



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

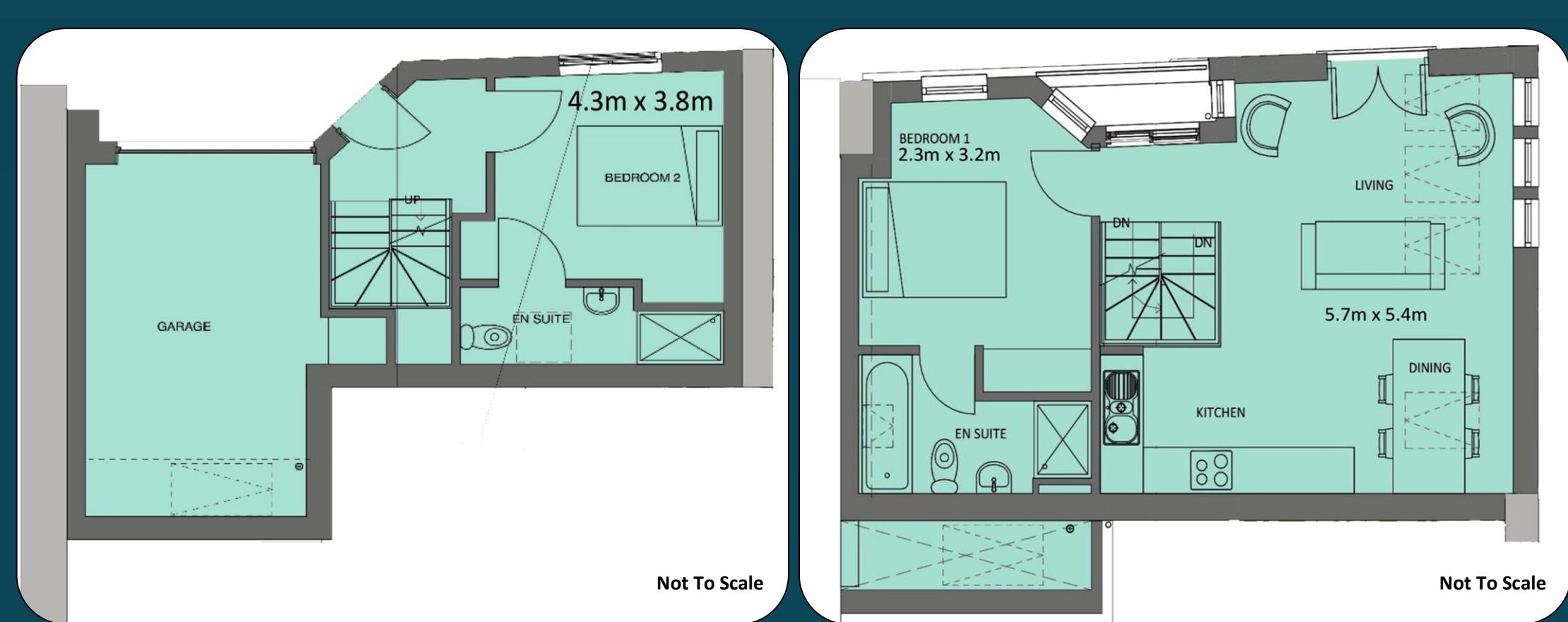
Petrellen Court is an outstanding development of two bedroom apartments together with a new build townhouse which incorporates an integral garage, the majority of which having stunning views over Mount's Bay to St Michael's Mount and beyond.

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 Petrelen Court: A newly built two bedroom townhouse with garage. 950 square feet.

| <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 | Modern oak veneered internal doors |
| 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 |
| Telephone point to lounge | Inset stainless steel 1.5 bowl and drainer | Integrated fridge/freezer | Chrome fixtures throughout | Chrome fixtures throughout | Windows with locking and restrictors to building regulations | Aluminium windows |
| 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 | Chrome style ironmongery |
| Electrically operated key fob controlled garage door | Mixer tap to match | Integrated washer/dryer | WC | WC | | Choice of floor coverings (Limited to carpet & vinyl from a selection) |
| | Chrome style down lighters | | Chrome style towel style radiator | Chrome style towel style radiator | | Roof windows as shown |
| | | | Chrome IP rated LED downlighters | Chrome IP rated LED downlighters | | Juliet balcony |
| | | | 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
6 The Greenmarket, Penzance, Cornwall, TR18 2SG