



**8 Mennaye Court
Alexandra Road
Penzance
TR18 4LU**







8 MENNAYE COURT, ALEXANDRA ROAD, PENZANCE, TR18 4LU

GUIDE PRICE £147,000 - FREEHOLD

A chance to acquire a much sought after one bedroom second floor apartment located in the centre of Penzance within a short walk of the promenade and most other amenities.

*** DOUBLE BEDROOM * LOUNGE / DINING ROOM * KITCHEN * SHOWER ROOM *
* COMMUNAL GARDENS * COMMUNAL PARKING * SOME UPDATING REQUIRED *
* UPVC DOUBLE GLAZING * EPC = E * CENTRAL LOCATION *
* IDEAL INVESTMENT * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

The property has well proportioned living accommodation which would make an ideal retirement or investment home. Number 8 is now in need of modernisation making this an excellent opportunity. The lawned communal gardens are a particularly attractive feature which are of a south westerly direction and there is communal parking on a first come first served basis. Due to the popularity of Mennaye Court and it's convenient position, we would highly recommend an early appointment.

ENTRANCE HALL: Built in cloaks cupboards, night storage radiator.

LOUNGE / DINING ROOM: 16' 10" x 11' 10" (5.13m x 3.61m) UPVC double glazed window, slate fireplace with fitted gas fire (not working), tv point, night storage radiator.

KITCHEN: 10' 5" x 5' 2" (3.18m x 1.57m) Stainless steel twin bowl sing with cupboards below, range of wall and base units, UPVC double glazed window.

LOBBY: Built in airing cupboard housing hot water cylinder, low level w.c., wash hand basin, UPVC double glazed window. Door to:

SHOWER ROOM: Walk in shower with folding doors, low level w.c., UPVC double glazed window, heated towel rail.

FROM LOBBY, DOOR TO:

BEDROOM: 10' 10" x 10' 5" (3.3m x 3.18m) UPVC double glazed window, night storage radiator.

MAIN ENTRANCE HALL: Access to own storage cupboard.

OUTSIDE: The property stands in communal gardens which are mainly laid to lawn being of a south westerly direction with well stocked flower borders and access to communal parking area.

SERVICES: Mains water, electricity and drainage. Gas to block.

COUNCIL TAX BAND: A

N.B: The property cannot be used as a holiday let or for any business to be run from home. The property is freehold which can cause issues with obtaining a mortgage although there is Mennaye Court Housing Association which is run by one of the owners who arranges the buildings insurance for the block.

COSTS: 1/8th share of any required maintenance, insurance in the region of £80-£100 per annum.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or Mousehole (01736) 731199.

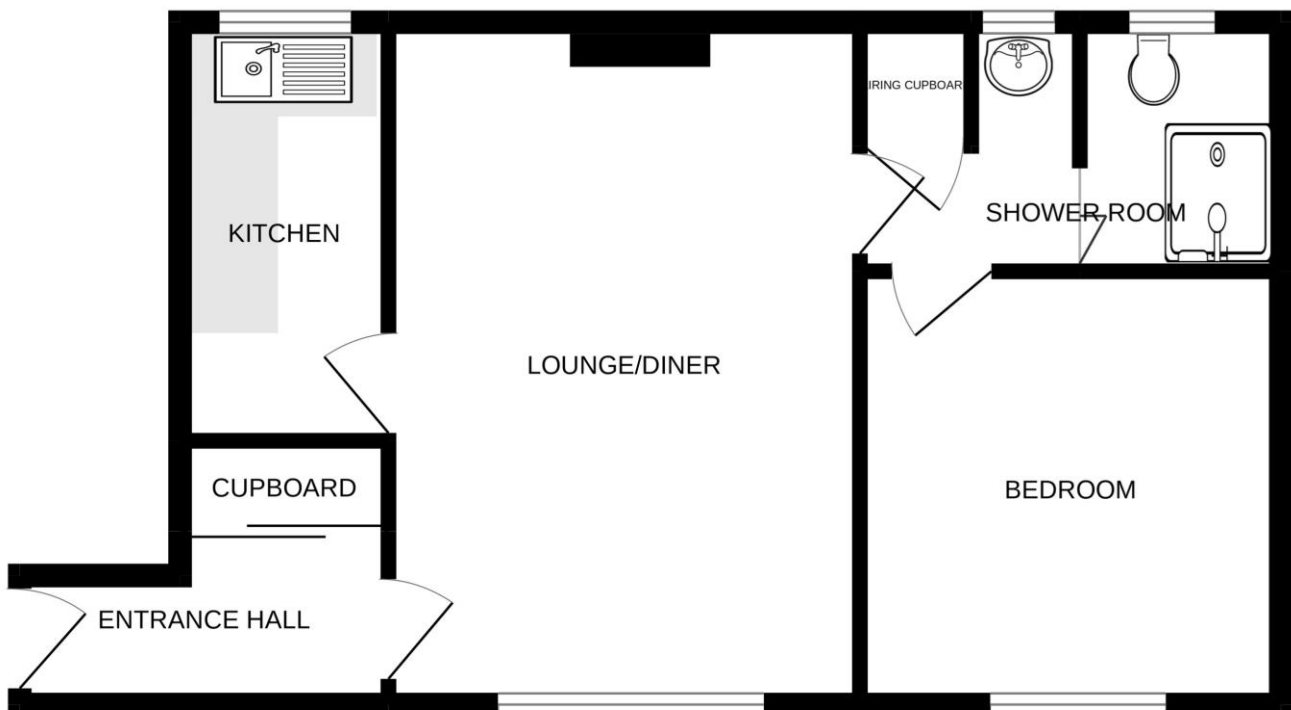
MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County Council, St Clare, Penzance, Cornwall 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.



Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk