

**Beachcomber, Flat 5 Cyan  
Apartments , Porthcurno, St.**









**BEACHCOMBER, FLAT 5 CYAN APARTMENTS , PORTHCURNO, ST.**

**LEVAN, PENZANCE, TR19 6JU**

**£300,000 - LEASEHOLD**

Situated in a elevated position and enjoying outstanding sea, coastal and rural views is this two bedroom and two bathroom apartment with private parking, communal gardens in a delightful location near the Minack Theatre and Porthcurno Beach.

**\* TWO EN-SUITE BEDROOMS \* OPEN PLAN LIVING**

**ROOM/DINING/KITCHEN \* CENTRAL HEATING \* DOUBLE GLAZING \***

**PRIVATE PARKING \* USE OF COMMUNAL GARDENS \* HOLIDAY LET \***

**NO ONWARD CHAIN \* VIEWING ESSENTIAL \* EPC = B \* COUNCIL TAX**

**= CURRENTLY RATED FOR BUSINESS \***

This beautifully presented property has been carefully designed to take full advantage of its unique location with some of the finest views of Porthcurno cove towards Logan's Rock with Mount's Bay beyond. Internally the accommodation is spacious and well proportioned with an open plan living/dining/kitchen with integral appliances and windows to the front, enjoying views across Porthcurno beach towards Logan's Rock and surrounding coastline. Both bedrooms have on-suite, one of which has bath with separate shower cubicle. The apartment has the use of the communal gardens adjoining the property. Immediately opposite the property are private parking spaces together with the use of communal gardens with a built-in BBQ area with again the magnificent views across Porthcurno. The property has been successfully let through with Cornish Cottages and the various furniture and fittings are fully available. Porthcurno boasts one of the finest beaches in the world with access to the Cornish coastal footpath with outstanding walks and is home to the historic cable and wireless Telegraph Museum and world-renowned Minack Theatre. Regular transport links to nearby Penzance with its further shopping and commercial facilities are available.

**GLAZED FRONT DOOR INTO COMMUNAL HALLWAY:** With further glazed panel door into:

**APARTMENT:** Solid wood flooring, telephone intercom system, inset spotlights, built-in cupboard, doors to:

**OPEN PLAN LIVING/DINING/KITCHEN** 17' 8" x 16' 0" (5.38m x 4.88m) Multiple double glazed windows to the front overlooking beach towards Logan's Rock and Mount's Bay. Wooden floor/part tiled floor, kitchen area, inset spotlights, range of base and wall units with work surfaces over, one and half bowl stainless sink unit, electric cooker, hob and extractor fan over, integrated fridge/freezer, washing machine and dishwasher. Lounge has TV telephone point, wall mounted electric fire, cupboard housing hot water tank.

**BEDROOM ONE:** 12' 3" x 9' 3" (3.73m x 2.82m) Double glazed window to side, TV point, door to:

**EN-SUITE BATHROOM:** Fully tiled floor and walls, inset spot lights, extractor fan, shaver point, WC, pedestal wash handbasin, fully tiled mains shower cubicle.

**BEDROOM TWO:** 10' 3" x 8' 0" (3.12m x 2.44m) Double glazed window to side, TV point, door to:

**EN-SUITE BATHROOM:** Fully tiled walls and floor, shaver point, extractor fan, inset spots lights, heated towel rail, pedestal wash handbasin, WC, panelled bath, fully tiled shower cubicle.

**NOTE:** All rooms are heated by underfloor heating.

**OUTSIDE:** Communal bin store, gardens, two parking spaces, adjoining the parking spaces there is a communal picnic area with use of BBQ.

**LEASE:** TBC

**SERVICE CHARGE:** Approximately £1,400.00 PA

**AGENTS NOTE:** The property cannot be let for a continuous period of more than 31 days.

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall County Council, St Clare, Penzance, Cornwall TEL (0300 1234171)

**ANTIMONEY 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](http://www.marshallspz.co.uk)