



**18 Penrose Court, Chyandour
Cliff, Penzance, TR18 3LG**









18 PENROSE COURT, CHYANDOUR CLIFF, PENZANCE, TR18 3LG

GUIDE PRICE £295,000 - LEASEHOLD

Lovely panoramic sea views across Mount's Bay and beyond enjoyed from this nicely presented one bedroom first floor apartment located on the outskirts of Penzance town conveniently situated for local amenities, bus and railway station.

*** DOUBLE BEDROOM * OPEN PLAN LIVING ROOM / FITTED KITCHEN ***

*** SHOWER ROOM * GAS CENTRAL HEATING * UPVC DOUBLE GLAZING * BALCONY ***

*** LOVELY SEA VIEWS * GATED PARKING * CONVENIENT PARKING ***

*** NO ONWARD CHAIN * EPC = C * COUNCIL TAX BAND = C ***

This nicely presented and well proportioned first floor apartment would make an ideal retirement holiday home or lock up and leave and really needs to be viewed to fully appreciate. The property in brief comprises of one double bedroom with built in wardrobes, fully tiled shower room and an open plan living room/kitchen with integral appliances. A particularly attractive feature is the balcony to the front of the property which takes full advantage of the sea views across Mount's Bay to St Michael's Mount in the east and Penzance to Penlee Point to the west. The development is approached via electronically operated gates to the residents and visitors parking. Penrose Court is one of the most popular developments in Penzance and due to the rarity of properties coming to the market within this block we would highly recommend an early viewing.

HALF GLAZED DOOR INTO:

HALLWAY: Radiator, tiled flooring, telecom entry system, cupboard housing central heating boiler.

BEDROOM: 12' 7" x 10' 6" (3.84m x 3.2m) Double glazed window to the rear, fitted wardrobes to one wall, further walk in wardrobe, radiator.

SHOWER ROOM: Inset spotlights, extractor fan, tiled flooring, vanity wash hand basin, w.c., bidet, walk in shower cubicle, heated towel rail.

OPEN PLAN LOUNGE / KITCHEN: 26' 0" x 13' 0" (7.92m x 3.96m) The kitchen area is fitted with a range of base and wall mounted units with work surface and tiling over, one and a half bowl stainless steel sink unit, electric cooker, gas hob, extractor hood over, integral washing machine and dishwasher, inset spotlights. Patio doors from the lounge area onto:

BALCONY: Giving the aforementioned sea views across Mount's Bay.

ALLOCATED PARKING SPACE: Within secure gated parking along with visitors parking.

N.B: There is a covenant stating that only a private car or motorcycle is allowed, no commercial vehicle or van other than for purposes of deliveries. Caravans and campers are allowed.

SERVICES: Mains water, electricity and drainage.

LEASE: Remainder of 999 year lease created in 2004 with a 1/24th share of the freehold.

SERVICE CHARGE: Approximately £1,000 per annum.

AGENTS NOTE: The property can be used for either holiday or residential letting with the prior written consent of the management company. Pets are also allowed with written consent of the management company.

DIRECTIONAL NOTE: From Penzance proceed in an easterly direction passing the train station on your right hand side whereby the development can be found on your left. Turn left directly after the development into Brittons Hill whereby the gated access can be found on your left hand side.

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

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
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



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