

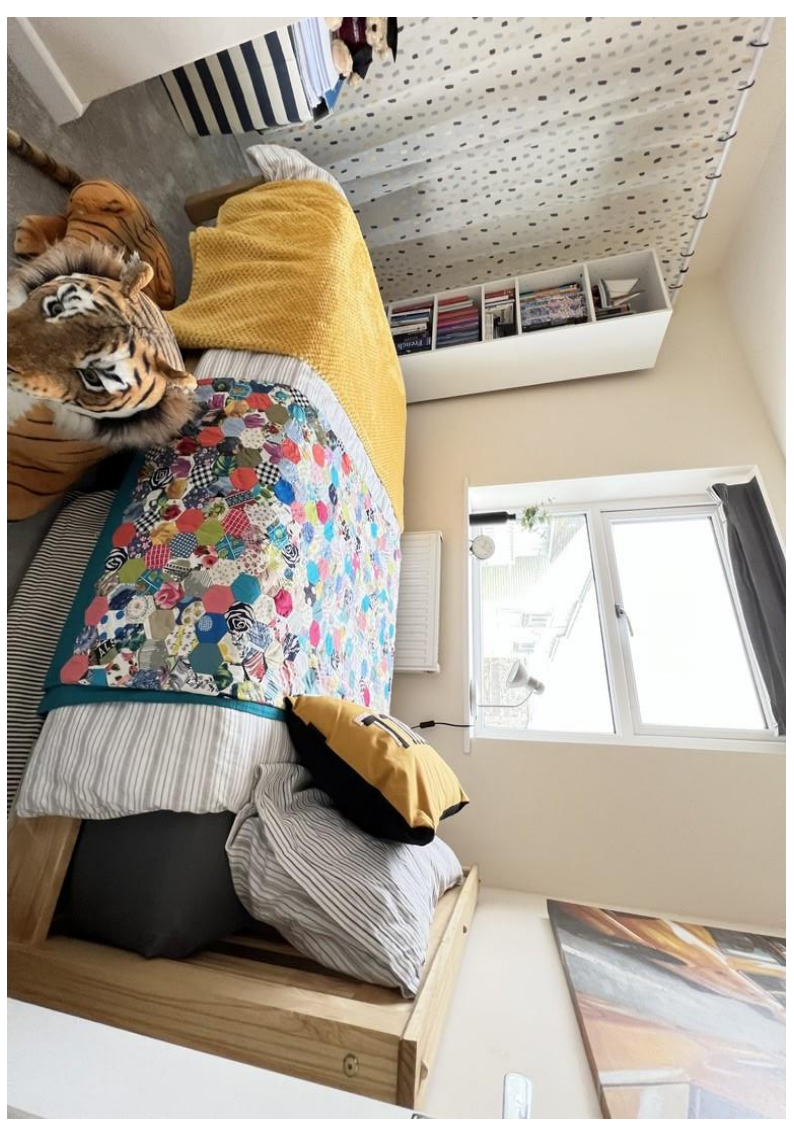


**Flat 26B
Market Jew Street
Penzance
TR18 2HR**









FLAT 26B, MARKET JEW STREET, PENZANCE, TR18 2HR

ASKING PRICE £175,000 - LEASEHOLD

Lovely sea views over Mount's Bay to St Michael's Mount from this well presented two bedroom second floor apartment which has been modernised to a high standard and really needs to be viewed internally to appreciate to the full.

- * TWO BEDROOMS * SHOWER ROOM * GAS CENTRAL HEATING ***
- * LOVELY SEA VIEWS OF ST MICHAEL'S MOUNT * GOOD POSITION ***
- * IDEAL INVESTMENT OR FIRST TIME BUYER * CONVENIENT POSITION ***
- * LONG LEASE ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED * EPC = C ***
- * COUNCIL TAX BAND = A ***

The property has well proportioned living accommodation which would make an ideal first time buy or investment property which has been well maintained by the present vendors. The property is offered in good decorative order throughout and we would highly recommend an early appointment to avoid disappointment.

ENTRANCE HALL: Two radiators.

LIVING ROOM: 19' 2" x 12' 0" into bay window (5.84m x 3.66m) Bay window with lovely sea views of St Michael's Mount and beyond, TV point, radiator.

OPEN PLAN KITCHEN AREA: Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, four ring hob with extractor hood over, plumbing for washing machine.

BEDROOM ONE: 12' 1" x 8' 1" (3.68m x 2.46m) UPVC double glazed window, radiator.

BEDROOM TWO: 8' 0" x 6' 10" (2.44m x 2.08m) UPVC double glazed window, recess housing gas central heating boiler, radiator.

SHOWER ROOM: White suite comprising of pedestal wash hand basin, low level WC, semi circular shower cubicle with sliding glazed door, UPVC double glazed window, radiator.

OUTSIDE: The property is approached from Bread Street through a gated entrance to a small area which can be used for sitting out.

LEASE: 999 years from 2019.

MAINTENANCE: Approximately £1800 per annum including insurance and ground rent.

N.B: There is a covenant in the lease stating that the property cannot be used for business purposes, this includes holiday letting. A copy of the lease can be made available from our Penzance office.

SERVICES: Mains water, electricity, gas and drainage.

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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