



**7 Lescudjack Heights,
Pendennis Place, Penzance,
TR18 2FA**









7 LESCUDJACK HEIGHTS, PENDENNIS PLACE, PENZANCE, TR18 2FA

GUIDE PRICE £242,500 – LEASEHOLD

A beautifully presented purpose built two bedroom luxury apartment with parking, enjoying sea and country views, situated in a popular residential location on the outskirts of Penzance.

- * TWO BEDROOMS * RURAL AND COASTAL VIEWS * FULLY EQUIPPED KITCHEN ***
- * LUXURY BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING ***
- * ALLOCATED PARKING SPACE * IDEAL INVESTMENT OPPORTUNITY * EPC = C ***
- * COUNCIL TAX BAND = C ***

A beautifully presented two bedroom apartment which has been carefully designed to take full advantage of its location with excellent sea and rural views. Particular features of the property are the very spacious open plan living room with well equipped kitchen, luxury bathroom and the two bedrooms. The property enjoys gas central heating and double glazing and has its own allocated parking and will make an ideal investment for any potential purchaser.

From the ground floor stairs leads to:

SECOND FLOOR LANDING: Security intercom door into:

ENTRANCE HALL: Built in double sized storage cupboard, access to loft, radiator, telecom system.

LIVING ROOM/KITCHEN: 19' 2" x 15' 3" (5.84m x 4.65m) Double glazed picture and circular window to the front enjoying outstanding views across Mount's Bay towards Gulval and Ludgvan Church Town, kitchen area fitted with a range of high gloss coloured base and wall units with worksurfaces and tiling over, integrated fridge/freezer, built in oven with hob and extractor fan over, radiator, inset spotlights.

BEDROOM ONE: 12' 0" x 5' 2" (3.66m x 1.57m) Radiator, double glazed window to rear.

BEDROOM TWO: 12' 0" x 6' 11" (3.66m x 2.11m) Radiator, double glazed window to rear.

BATHROOM: Modern contemporary three piece suite comprising of panelled bath with shower over, wash hand basin, low level WC, complementary wall tiling, inset spotlights, extractor fan.

OUTSIDE: To the front of the property is a private parking space.

SERVICES: Mains water, gas, electricity and drainage.

CHARGES:

Lease: 999 years starting from 19th April 2013. 989 years left.

Ground rent: £200 p.a.

Insurance: £327.93 p.a.

Service charges: £585 p.a.

DIRECTIONS: Upon reaching Penzance turn right into Britons Hill then take the next right into Castle Road which in turn becomes Pendennis Road, next right into Pendennis Place and the property can be found at the end of the Road.

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 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



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