





Petrellen Court, Penrose Terrace, Penzance, TR18 2HH

Petrellen Court is an outstanding development of two bedroom apartments together with a new build townhouse which incorporates an integral garage, the majority of which having stunning views over Mount's Bay to St Michael's Mount and beyond.

The established local developers Selleck Nicholls Homes have placed particular emphasis on restoring this most attractive Grade II listed residence to its former glory. The majority of the apartments will have period features and exceptionally well fitted kitchens and bathrooms. Each will have its own parking space. Number five will be a newly built two storey town house with a garage and sea view. Petrellen Court offers a truly unique opportunity to obtain an exceptional conversion in such a convenient location. Each property will have the benefit of a newly created 999 year lease with no restrictions on either holiday or long term lets making perfect for full time residency or as a lucrative investment.

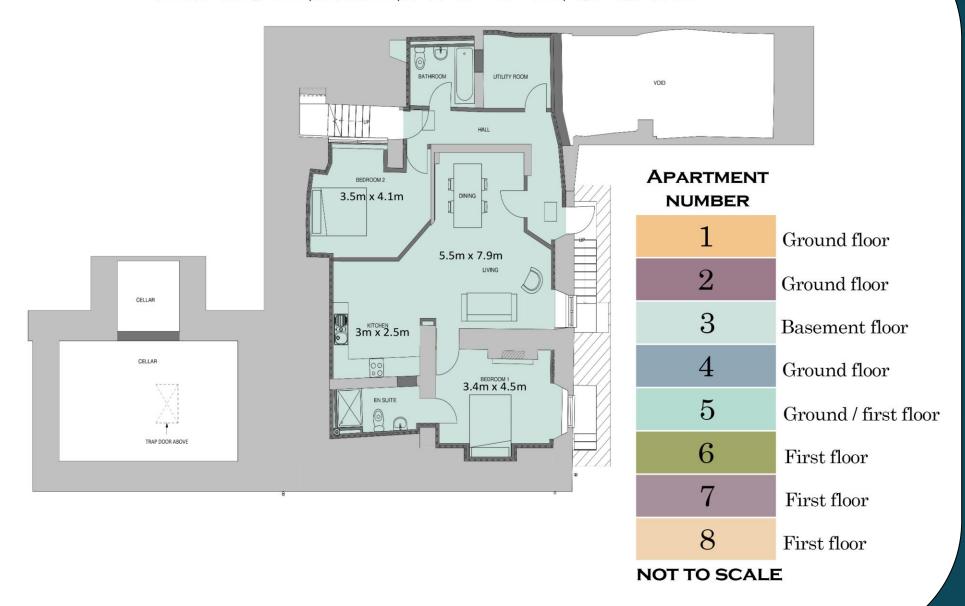


PENZANCE

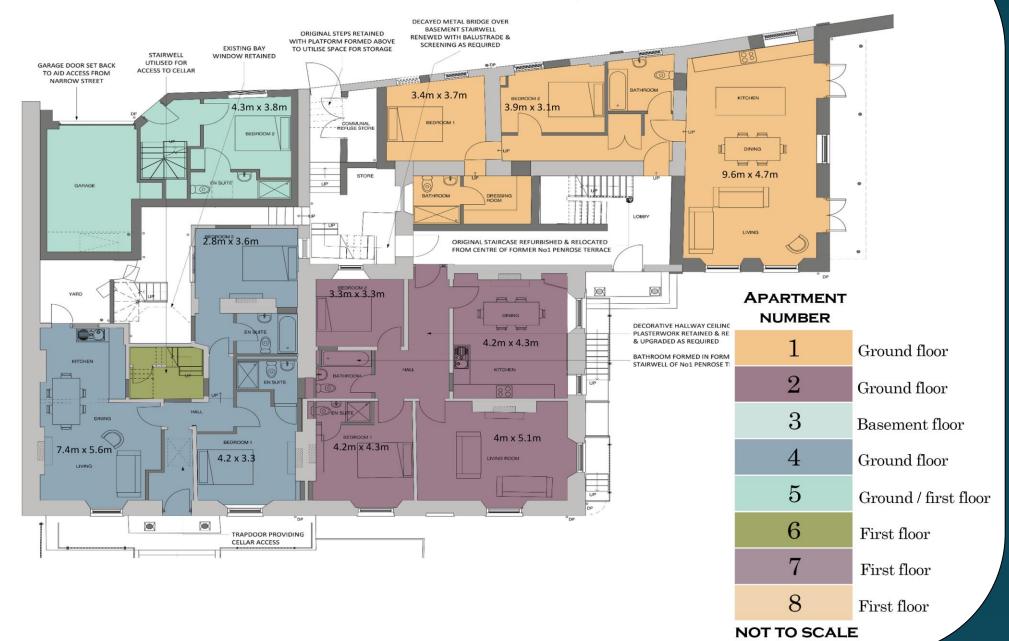
The ancient market town in the far west of Cornwall is sheltered by the beautiful waters of Mount's Bay with St Michael's Mount taking centre place. The proximity of the town centre is a real feature of this development with the town itself being stimulated by creative arts and a rich cultural heritage. With the town being established hundreds of years ago, there are many attractive features with an excellent range of historic galleries, restaurants and houses. Penzance railway station which is within walking distance of Petrellen Court has a daily service to London Paddington and many other major UK cities. The tropical Isles of Scilly are also served by scheduled daily sailings of the Scillonian and more recently scheduled helicopter flights from Penzance heliport. Air links to London are also not too far away at Newquay airport with access to most of the UK. The new "West Kernow Way" cycling route is also a stones throw away from the property giving access to the start of the 230km journey.



BASEMENT FLOOR



GROUND FLOOR









APARTMENTS SPECIFICATIONS (Sq Ft)

THE KITTIWAKE, PLOT ONE:	Two bedroom apartment with sea views and outdoor space.	1075
THE TERN, PLOT TWO:	Two bedroom apartment.	930
THE SKUA, PLOT THREE (BASEMENT):	Two bedroom apartment:	1040
THE FULMAR, PLOT FOUR:	Two bedroom apartment with outside space.	820 + Cellar
THE SANDPIPER, PLOT FIVE:	Newly built two bedroom townhouse with garage and sea views.	950
THE GUILLEMOT, PLOT SIX:	Two bedroom apartment with cellar.	990 + Cellar
THE OYSTERCATCHER, PLOT SEVEN:	Two bedroom apartment with sea views.	1075
THE SHEARWATER, PLOT EIGHT:	Two bedroom apartment with sea views.	1100

Plumbing & Electrical	<u>Kitchen</u>	<u>Appliances</u>	<u>Bathroom</u>	<u>Ensuite</u>	Security	Interior Finishes
Gas central heating	Choice of high	Stainless steel	Contemporary styled	Contemporary styled	Mains smoke and	Traditional style
	quality kitchens	oven	white sanitary ware	white sanitary ware	heat detection	doors- white
Combi boilers	and worktops				with battery back	painted
		Stainless steel	Electric/thermostatic	Electric/thermostatic	up	
Downlighters to	Ceramic tile	hood extractor	shower	shower		Joinery white
kitchen, bathrooms	choices				Consumer unit	painted
and ensuites		Choice of stainless	Glass shower screen	Glass shower	with circuit	
	Inset stainless	steel hobs or gas		enclosure	breaker/ RCD	Traditional
, ,	steel 1.5 bowl and	on glass	Chrome fixtures		protection	sliding sash
	drainer		throughout	Chrome fixtures		windows white
Telephone point to		Select plots with		throughout	Window locking	painted
3 8 9	Stainless steel	separate utility	1TH wash hand		and restrictors to	
	splashback	space to house	basin with mixer	1TH wash hand	building	Chrome style
TV points	N.4:	integrated washer/	style tap	basin with mixer	regulations	ironmongery
	Mixer tap to	dryer otherwise in	MC	style tap	Futamal limbina	Elecusiones
	match	kitchen	WC	wc wc	External lighting	Floor coverings
	Chrome style	Integrated fridge/	Chrome style towel	VVC		
	downlighters	freezer	style radiator	Chrome style towel		
	downingniters	1166261	Style radiator	style radiator		
		Integrated	Chrome IP rated LED	Style radiator		
		dishwasher	downlighters	Chrome IP rated LED		
		distilwastici	downing/iters	downlighters		
			Over sink backlit	a o willing it cers		
			mirrors where	Over sink backlit		
			shown	mirrors where		
				shown		

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.





