



**Flat 1 Orchard House
Orchard Place
Newlyn, TR18 5BG**







FLAT 1, ORCHARD HOUSE, ORCHARD PLACE, NEWLYN, PENZANCE, TR18 5BG

GUIDE PRICE £170,000 – LEASEHOLD WITH A SHARE OF THE FREEHOLD

A beautifully presented one/two bedroom apartment in the heart of Newlyn with private secured parking and store.

*** ONE DOUBLE BEDROOM * STUDY / OCCASIONAL BEDROOM TWO ***

*** OPEN PLAN LIVING / KITCHEN / DINING ROOM * SECURE GARAGE PARKING ***

*** LOCKABLE STORE * COMMUNAL COURTYARD * CONVENIENT LOCATION * EPC = E ***

*** COUNCIL TAX BAND = A * VIEWING HIGHLY RECOMMENDED ***

Situated in the heart of Newlyn with all its local amenities, eateries and regular transport links is this nicely presented one/two bedroom first floor apartment. The property is accessed via external steps leading to a communal entrance hall. The accommodation comprises of an open plan living/kitchen/diner, a double bedroom with access to a study/occasional second bedroom and a shower room accessed from the internal hall. The property also benefits from an allocated parking space in the communal garage beneath the apartments, along with a separate lockable store. Due to the rarity of properties such as this, we would highly recommend an early appointment to view.

EXTERNAL STEPS LEADING TO:

COMMUNAL ENTRANCE HALL: With door into the apartment.

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 16' 9" x 15' 11" maximum (5.11m x 4.85m)

DINING AREA: Laminate flooring, telephone point, access to the loft.

LIVING AREA: Laminate flooring, wall mounted electric panel heater, single glazed windows to the front, tv point.

KITCHEN AREA: Range of base and wall mounted units with work surfaces and power points, built in fridge, electric oven with hob and extractor hood over, plumbing for washing machine, space under counter for bin, single glazed window to the front.

INNER HALLWAY

DOUBLE BEDROOM: 9' 5" x 9' 3" maximum (2.87m x 2.82m) Double glazed window to the side, single glazed window to the front, wall mounted electric panel heater. Sliding door to:

STUDY / OCCASIONAL BEDROOM: 10' 2" x 6' 11" maximum (3.1m x 2.11m) Double glazed window to the side, wall mounted electric panel heater.

SHOWER ROOM: White suite comprising low level w.c., wash hand basin with drawers below and wall mounted vanity cupboard over, glazed corner shower cubicle with electric shower, extractor fan.

OUTSIDE: To the front of the property there is a communal courtyard area.

SECURED PARKING: Accessed via an electric garage door there is communal garage with an allocated parking space.

LOCKABLE STORE: Convenient storage for bikes, surf boards etc.

LEASE: Remainder of 999 year lease setup in 1975 and a one eighth share of the freehold.

COSTS: The ground rent is £10 per annum. Service charge of £600 per annum.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: Entering Newlyn from the Penzance direction, cross the bridge and follow the road to the left towards Mousehole. Pass the Co-Op on your right hand side taking the second right whereby the property can be found on your right 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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