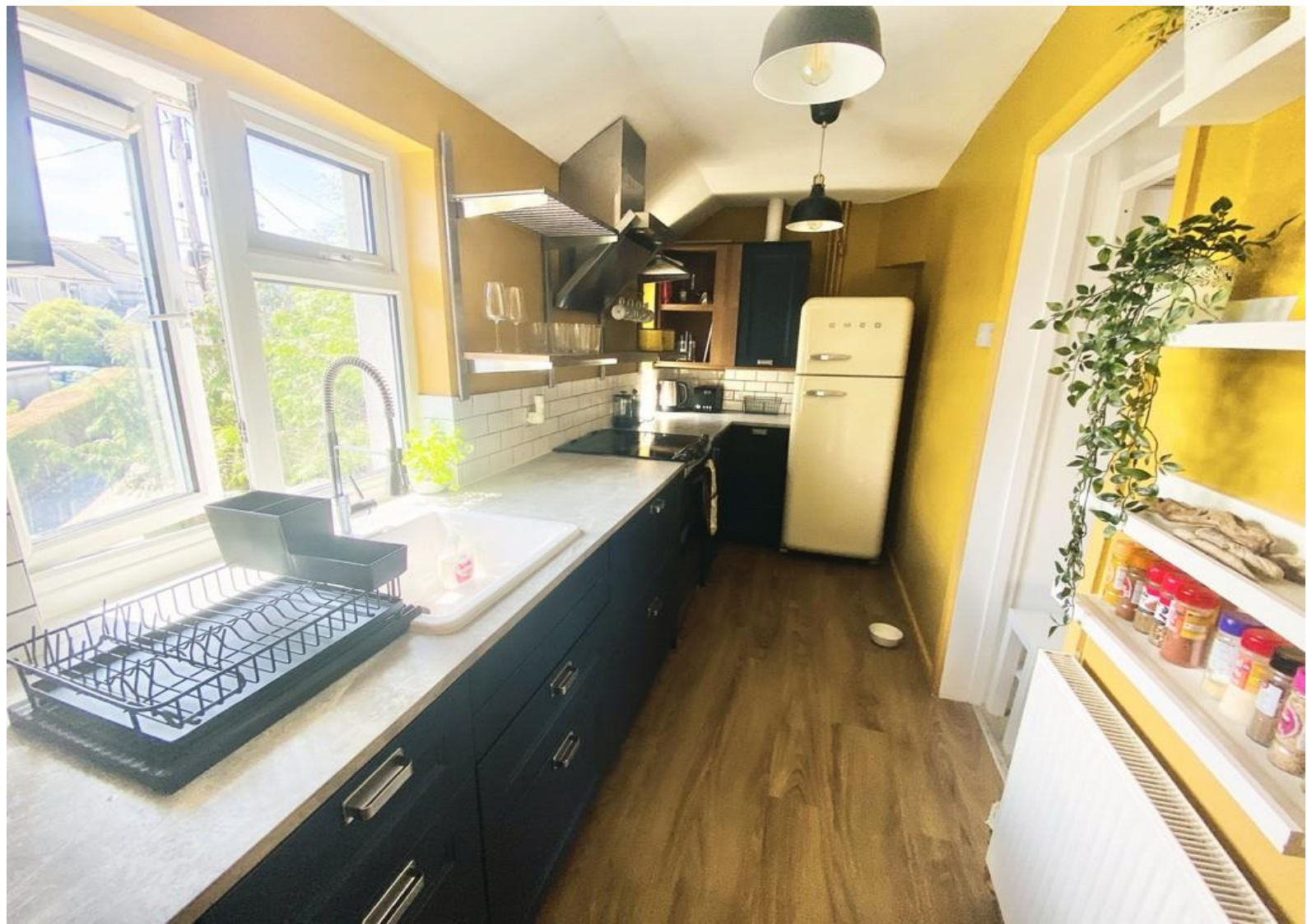
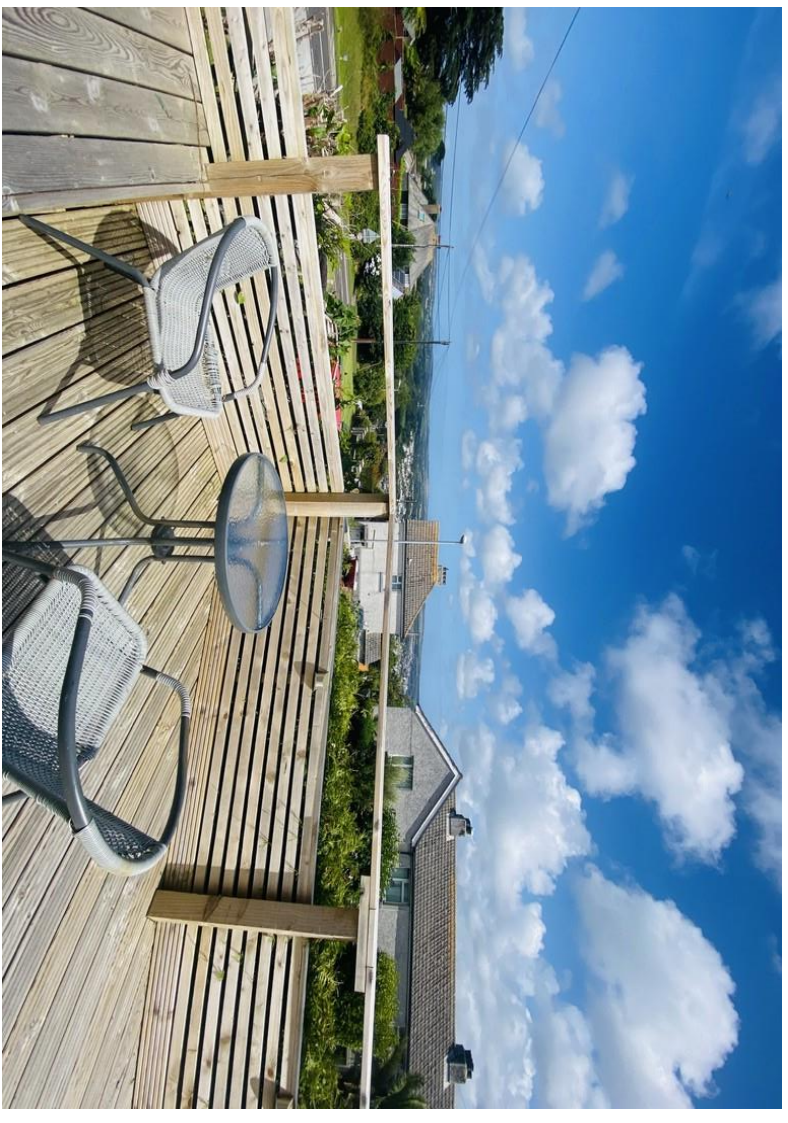
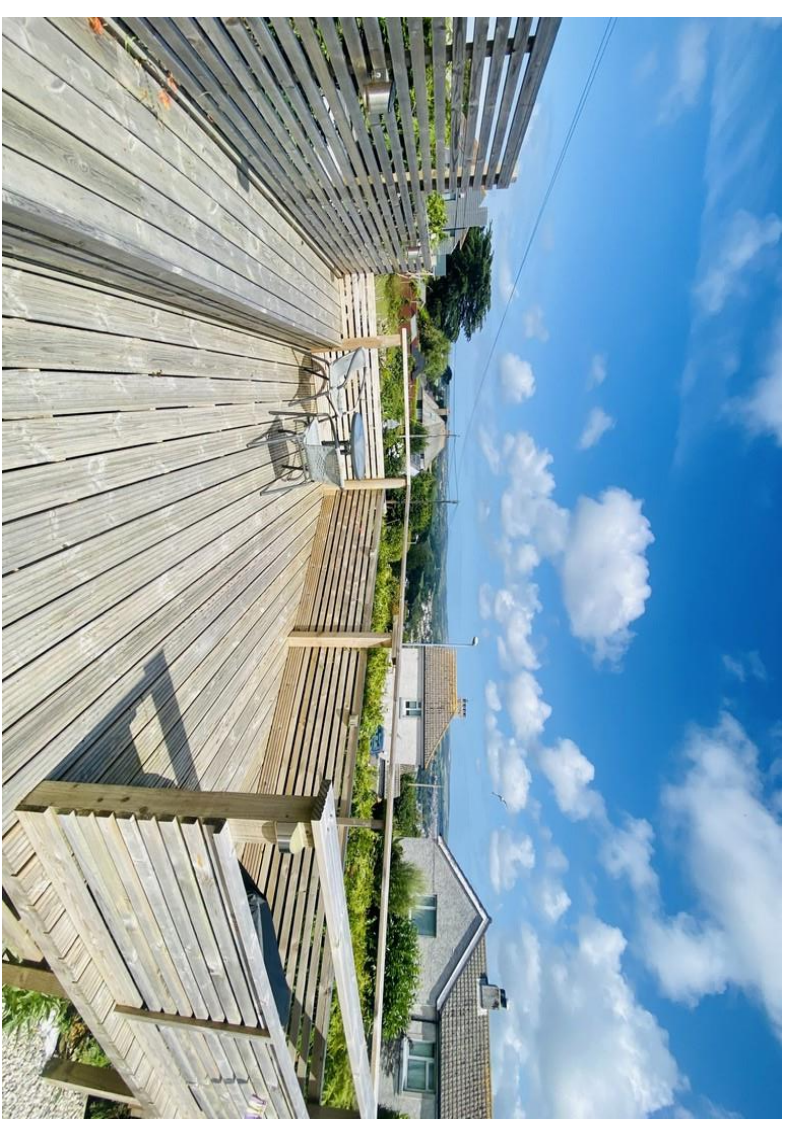
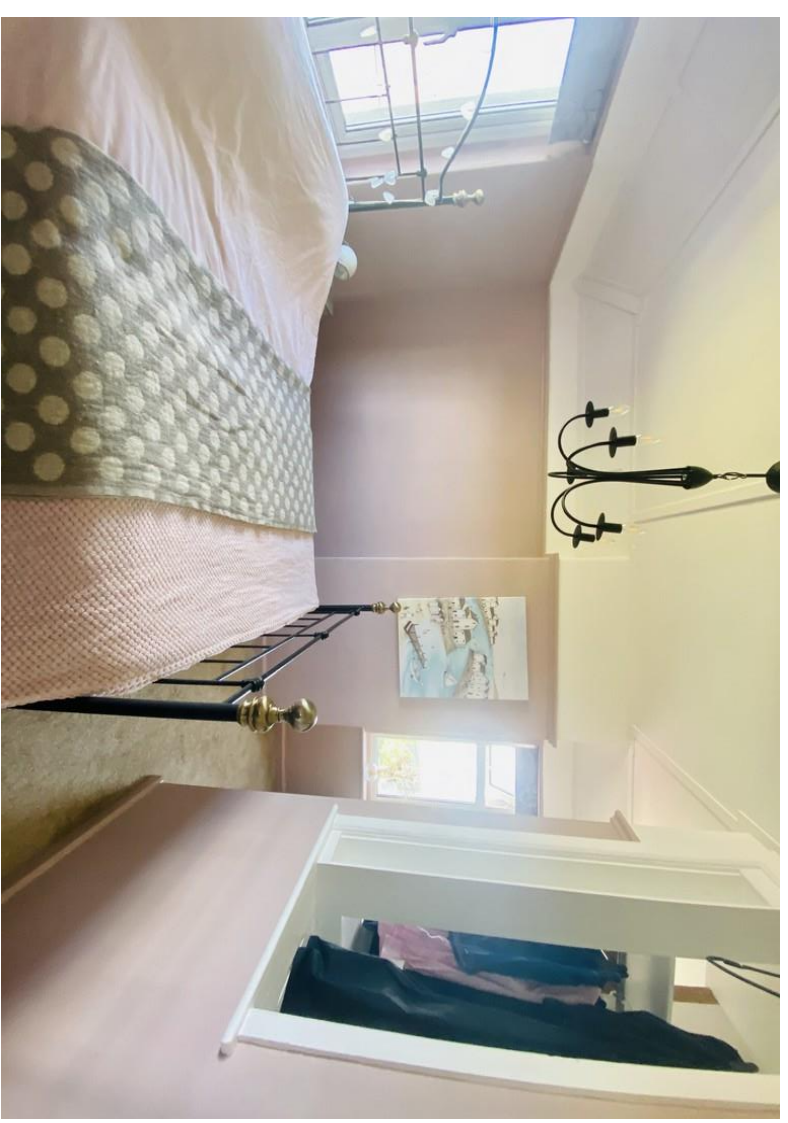




**2a Chywoone Avenue  
Newlyn  
TR18 5NH**







**2A CHYWOONE AVENUE, NEWLYN, PENZANCE, TR18 5NH**

**GUIDE PRICE £150,000 - LEASEHOLD**

A beautifully presented one bedroom first floor apartment situated in an elevated position above Newlyn enjoying spectacular sea and rural views.

**\* BEAUTIFULLY PRESENTED \* WONDERFUL RURAL AND SEA VIEWS \***

**\* ONE DOUBLE BEDROOM \* LOUNGE / DINING ROOM \***

**\* RECENTLY REFITTED KITCHEN \* SHOWER / UTILITY ROOM \***

**\* IDEAL INVESTMENT / FIRST TIME PURCHASE \* NO ONWARD CHAIN \* EPC = C \***

**\* COUNCIL TAX BAND = A \* APPROXIMATELY 42 SQUARE METRES \***

A beautifully presented first floor apartment situated in an elevated position above the bustling fishing village of Newlyn, enjoying stunning views across Penzance town towards Mount's Bay and St Michael's Mount. The accommodation comprises of a double bedroom with fitted wardrobe, open plan lounge/dining room, recently refitted kitchen and shower room. There are gardens to two sides, one of which with raised decking enjoying the aforementioned views. The flat is double glazed, gas centrally heated and offered for sale with no onward chain making this an ideal investment property or first time purchase.

**DOUBLE GLAZED ENTRANCE DOOR LEADING INTO STAIRS RISING TO:**

**HALL:** Doors to:

**LOUNGE / DINING ROOM:** 15' 8" maximum x 12' 0" (4.78m x 3.66m) Double glazed windows to the front with spectacular views across Newlyn and Penzance towards Ludgvan, Mount's Bay and St Michael's Mount, radiator, tiled fireplace to one wall (not used) with shelved recess to one side. Door to:

**BEDROOM:** 12' 7" x 9' 9" (3.84m x 2.97m) Double glazed windows to the front and side with aforementioned views, fitted wardrobe to one wall, radiator.

**KITCHEN:** 13' 0" x 5' 5" (3.96m x 1.65m) Fitted with a range of recently installed base and wall mounted units with work surface and tiling over, two double glazed windows, radiator, combination boiler supplying domestic hot water and central heating, space for electric cooker with extractor fan over, ceramic sink, space for fridge/freezer. Door to:

**SHOWER ROOM:** Cupboard to one wall, frosted double glazed window to the rear, fully tiled shower cubicle, w.c., ceramic sink on vanity wash unit, space and plumbing for washing machine and tumble dryer.

**OUTSIDE:** The property enjoys two area of garden, one to the side which is partially laid to granite chipping and a recently installed raised wooden decking area which enjoys the views across Penzance towards St Michael's Mount. To the rear of the property there is a further area laid to granite chipping with wooden shed.

**LEASE:** Remainder of 125 year lease setup in November 2017.

**COSTS:** Service/maintenance charge of £8.90 pcm to include external maintenance.  
Ground rent £150 per annum including buildings insurance.

**N.B:** There are covenants within the lease station no pets are allowed without prior written consent of the freeholder and that no trade or business can be run from the property.

**DIRECTIONAL NOTE:** From Penzance proceed onto the promenade towards Newlyn. Upon reaching Newlyn bridge continue straight into Chywoone Hill. When you reach the top of the hill turn left into Gwavas Estate whereby the property can be found immediately on your right hand side. For those taking public transport, there is a bus stop at the top of Chywoone Hill.

**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



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)