



Marshall's  
ESTATE AGENTS



Flat 3, 3 Morrab Road

Penzance

TR18 4EL

**FLAT 3, 3 MORRAB ROAD, PENZANCE, TR18 4EL**

**GUIDE PRICE £115,000 - LEASEHOLD**

An ideal opportunity for a first time buyer or investor to acquire a one bedroom top floor flat located in a central position within Penzance, therefore close to most amenities.

- \* DOUBLE BEDROOM \* SHOWER \* CLOAKROOM \***
- \* OPEN PLAN KITCHEN / LIVING ROOM \* ELECTRIC HEATING \***
- \* GOOD DECORATIVE ORDER THROUGHOUT \***
- \* IDEAL FIRST TIME BUY OR INVESTMENT \* CONVENIENT POSITION \***
- \* CLOSE TO MOST LOCAL AMENITIES \* EXCELLENT OPPORTUNITY \***
- \* VIEWING RECOMMENDED \* EPC = E \* COUNCIL TAX BAND = A \***
- \* APPROXIMATELY 35 SQUARE METRES \***

The property has well proportioned living accommodation which really needs to be viewed internally to appreciate to the full and would make an ideal first time buy or investment property. Morrab Road is centrally located in Penzance being within close walking distance of the main town and a short stroll to the promenade. Due to the high demand for properties such as this we would highly recommend an early appointment.

**MAIN RECEPTION HALL:** With stairs leading to top floor. Door to:

**ENTRANCE HALL:** Electric radiator.

**LOUNGE AREA:** 16' 5" x 6' 5" (5m x 1.96m) TV point, modern night storage radiator. Opening to:

**KITCHEN:** 10' 0" x 6' 8" (3.05m x 2.03m) Stainless steel single drainer sink unit with cupboard below, range of fitted wall and base units, Velux window, work surfaces, power points, electric cooker.

**BEDROOM (L SHAPED ROOM):** 15' 0" x 10' 0" narrowing to 6' 1" (4.57m x 3.05m - 1.85m) Built in airing cupboard housing hot water cylinder. Door to:

**SHOWER ROOM:** Semi-circular shower cubicle with sliding glazed door.

**CLOAKROOM:** White suite comprising pedestal wash hand basin, low level w.c.

**SERVICES:** Mains water, electricity and drainage.

**LEASE:** New 999 year lease to be setup on completion.

**MAINTENANCE / SERVICES CHARGES:** One third share, amount to be confirmed.

**GROUND RENT:** Peppercorn if demanded.

**N.B:** There will be no restrictions on this property.

**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, 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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