

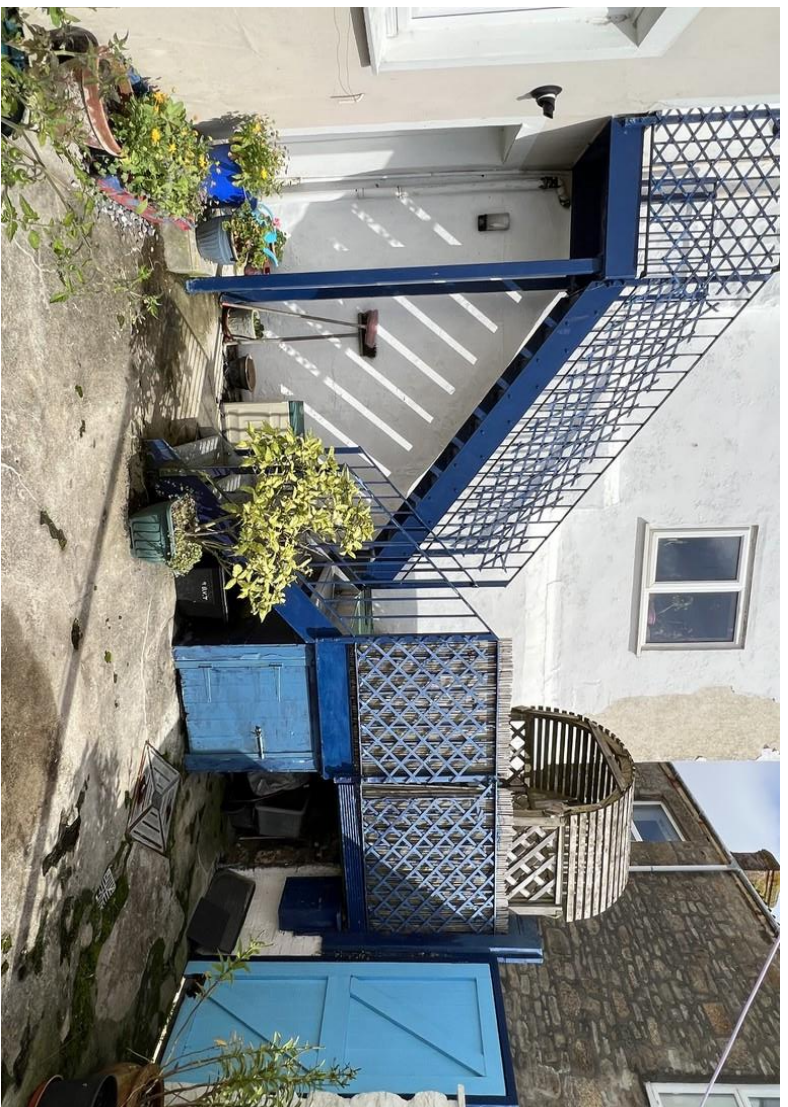


**Flat 2, 1 Bay View Terrace,
Penzance, TR18 4HS**









FLAT 2, 1 BAY VIEW TERRACE, PENZANCE, TR18 4HS

GUIDDE PRICE £195,000 - FREEHOLD

Lovely sea views over Mount's Bay and beyond from this spacious two bedroom first floor apartment which would make an ideal first time purchase or investment property, now in need of some updating.

- * **TWO BEDROOMS * LOVELY SEA VIEWS OVER MOUNT'S BAY * LIVING ROOM ***
- * **KITCHEN * SHOWER ROOM * GAS CENTRAL HEATING * DOUBLE GLAZING ***
- * **COURTYARD * PRIME RESIDENTIAL AREA * CLOSE TO PROMENADE ***
- * **MOST AMENITIES CLOSE BY * COUNCIL TAX BAND = A * EPC = D ***
- * **APPROXIMATELY 58 SQUARE METRES * VIEWING RECOMMENDED ***

The property has spacious accommodation over one floor with lovely sea views over Mount's Bay and beyond, there is great scope to make a stunning apartment and really needing to be viewed internally to appreciate to the full. There is a small courtyard to the rear predominantly for the use of Flat 2. Bay View Terrace is a prime residential area just off the promenade within close proximity of most amenities and we would highly recommend an early appointment.

FROM COURTYARD, STEPS UP TO: Double glazed front door opening to:

ENTRANCE VESTIBULE: Built in cupboard. Door to:

HALLWAY: Built in airing cupboard, radiator.

LIVING ROOM: 16' 0" x 9' 9" (4.88m x 2.97m) Plus double glazed bay window. Lovely sea views over Mount's Bay and beyond, tv point, sunken spotlights, two radiators. Opening to:

KITCHEN: 8' 0" x 7' 9" (2.44m x 2.36m) Stainless steel single drainer sink unit with cupboards below, range of fitted wall mounted and base units with work surfaces and power points, built-in oven, four ring hob and extractor hood, plumbing for washing machine, wall mounted gas central heating boiler.

BEDROOM ONE: 11' 10" x 11' 2" (3.61m x 3.4m) Plus double glazed bay window. Lovely sea views over Mount's Bay and beyond, radiator.

BEDROOM TWO: 9' 7" x 8' 9" (2.92m x 2.67m) Shelved recess, double glazed window with sea glimpse, radiator.

SHOWER ROOM: White suite comprising low level w.c., pedestal wash hand basin, double size shower cubicle with glazed screen, radiator.

OUTSIDE: There is an enclosed courtyard which although is mainly for the use of Flat 2, the ground floor flat has rear access in case of emergency and use of a washing line.

CHARGES: 50% share of the maintenance. Peppercorn ground rent.

TENURE: 999 year lease setup 1st January 2021 with a 50% share of the freehold.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: From Marshall's Penzance office proceed in a westerly direction, at the small roundabout take the first exit onto Alexandra Road, at the bottom of the road turn left just before the tennis courts whereby the property can be found on your left hand side.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or Marshall's of Mousehole (01736) 731199

MARSHALL'S PARK LANE OFFICE: 0207 0791476

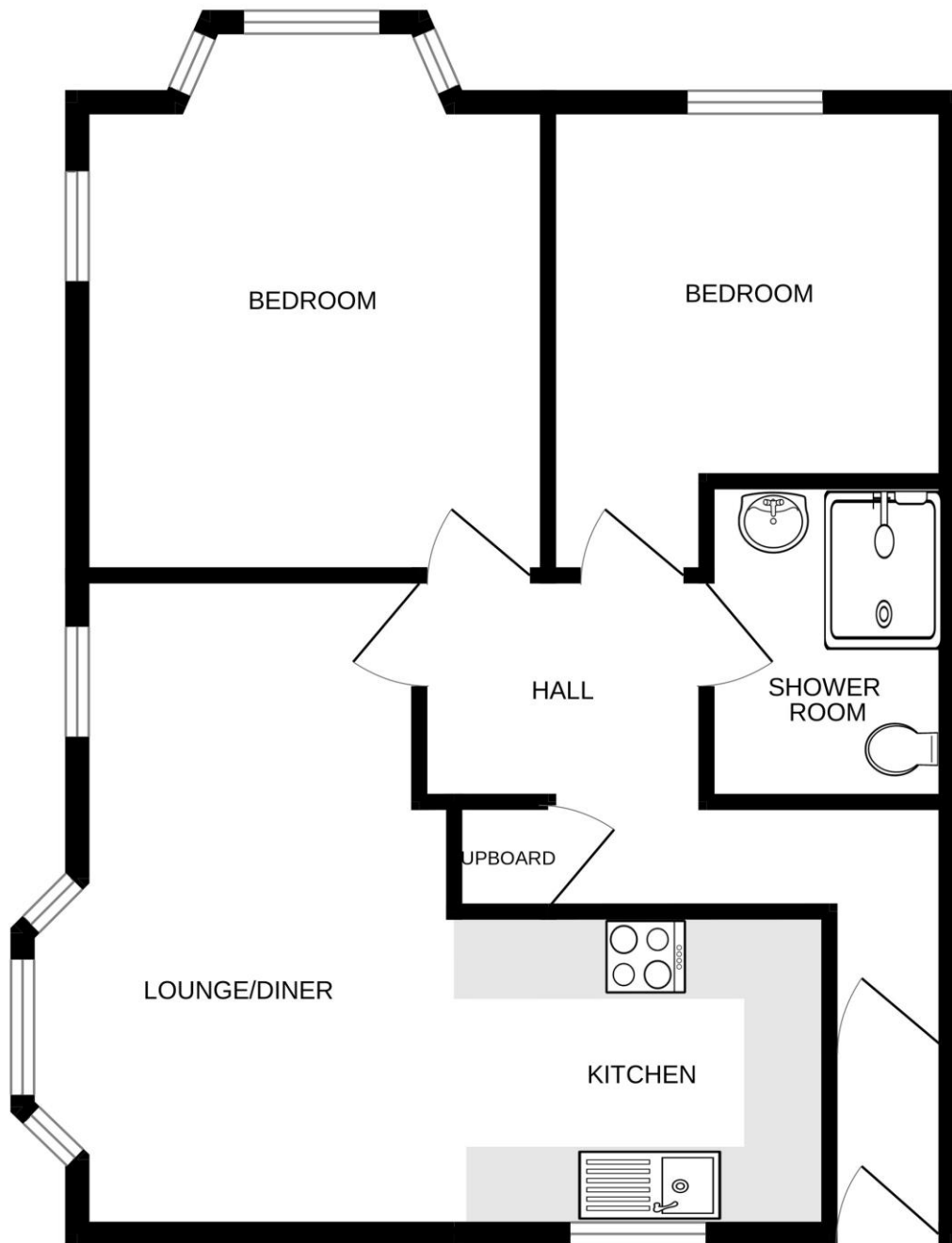
LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

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.

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lettings
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