



6 Cape Cornwall Street, St. Just,
Penzance, Cornwall, TR19 7JZ



Marshall's
ESTATE AGENTS

6 CAPE CORNWALL STREET, ST. JUST, PENZANCE, CORNWALL, TR19 7JZ

GUIDE PRICE £135,000 LEASEHOLD

A one bedroom ground floor flat ideally suited to first time or investment purchasers, situated within a level walk of all the local amenities.

*** GROUND FLOOR FLAT * ONE BEDROOM ***

*** ENCLOSED COURTYARD GARDEN * OPEN PLAN LIVING / DINING ROOM ***

*** KITCHEN AREA * IDEAL BUY TO LET OR FIRST TIME PURCHASE ***

*** SHORT WALK TO THE TOWN CENTRE * NO ONWARD CHAIN ***

*** EPC = D * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 39 SQUARE METRES ***

Set within a level walk of the town centre of St Just is this one bedroom ground floor flat offered for sale with no onward chain, enjoying a sunny rear courtyard area with open plan living space. This property would be ideally suited to first time buyers or investment purchasers. The accommodation comprises of an entrance porch, open plan lounge/dining room, kitchen area with doors to the rear courtyard, and a double bedroom. The town of St Just offers amenities to comprise of cafe's and restaurants, public houses, supermarket and various sports and social clubs. The beautiful and rugged coastline of the Penwith peninsula are but a 10 minute walk and viewing is highly recommended.

DOUBLE GLAZED DOOR INTO:

ENTRANCE PORCH: Laminate flooring, cupboard housing consumer unit. Door leading to:

LIVING AREA: 11' 4" x 9' 8" (3.45m x 2.95m) Double glazed window to the front, laminate flooring, inset spotlights, radiator.

DINING AREA: 12' 0" x 5' 10" (3.66m x 1.78m) Space for dining table and chairs, laminate flooring, inset spotlights. Opening to:

KITCHEN AREA: 11' 8" x 5' 10" (3.56m x 1.78m) Range of base and wall mounted units with laminate worktops and stainless steel sink and drainer, integral dishwasher and fridge/freezer, built in electric oven and hob with extractor over, space for washing machine, tiled splashback, double glazed door leading to the rear garden, incomplete flooring.

BEDROOM: 11' 5" x 9' 2" (3.48m x 2.79m) Double room with cupboard housing water cylinder and electric boiler, double glazed window to the rear, radiator, flooring incomplete.

BATHROOM: 9' 2" x 5' 10" (2.79m x 1.78m) Suite includes a bath with shower over, wash hand basin, low level w.c., heated towel rail, tiled flooring.

OUTSIDE: There is a courtyard garden to the rear which is fully enclosed to three sides by high walls with timber fencing to the fourth side.

SERVICES: Mains water, electricity and drainage.

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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