



SWINGBRIDGE HOUSE - PENRYN
OFFERS IN REGION OF £170,000





FULL DESCRIPTION **No chain*** A fantastic one bedroom apartment located in the highly regarded development of Harbour Village and positioned within moments of the ancient market town of Penryn. This purpose built apartment really has it all and features contemporary open plan living with private covered balcony looking out towards Penryn river. There is double bedroom with a large built in wardrobe and spacious bathroom. Perfect investment, first home or holiday bolthole.

TRANSPORT LINKS Penryn has excellent transport links including Penryn Train Station located on Green lane, various bus stops, Electric bike hire and of course the main roads.

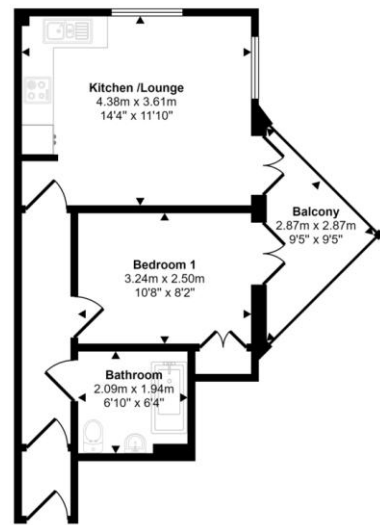
AGENTS NOTE An original lease of 999 years now has 980 years remaining.
Service charge for 1st April 2024 to 31st December 2024 is £1051.42. paid annually
Ground Rent £0
Management Company - Koti Property Limited



Mains electricity & drainage
 Electric heaters
 Electric water heater
 Cornwall council tax band A
 EPC - B

Our lettings department would expect to achieve a rental valuation in the region of £795 which on the current guide price would give a gross yield of 5.4% . For any further information or any buy to let related advice please contact our lettings department on 01326 374850 and ask for Sammy Jones.

Approx Gross Internal Area
 36 sq m / 393 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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