



THE WAREHOUSE, ANCHOR QUAY

£425,000





**FULL DESCRIPTION** \*NO CHAIN\* This spacious, two-storey property consists of a large open plan living room/modern fitted kitchen with built in quality kitchen appliances such as a fridge, freezer, dishwasher, washing machine & range oven. It has 2 bedrooms and 2 bathrooms. The property also has a large entrance hallway and landing, amazing estuary views, covered parking for 2 cars and has the potential for some furniture to be purchased alongside.

Located in Anchor Village, Penryn, this property has many amenities on it's doorstep. Penryn town, Jubilee Wharf and the vibrant Commercial Road are a short walk away with shops and eateries. The university is close by and there are fantastic public transport links including a bus stop and a train station.

**OTHER INFORMATION** Lease Length - 980 years left on 999 year lease.

Service charge - £2,044 annually, paid quarterly.

Ability to short term let.

Gas central heating

Council tax band - D

EPC - D



**OTHER INFORMATION** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

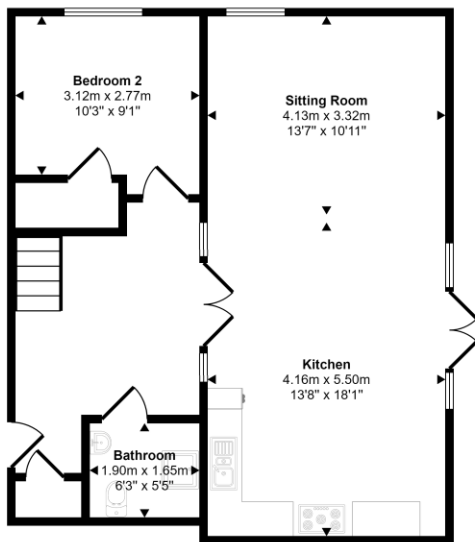




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Approx Gross Internal Area  
116 sq m / 1249 sq ft



Ground Floor  
Approx 66 sq m / 714 sq ft

Denotes head height below 1.5m



First Floor  
Approx 50 sq m / 535 sq ft

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 Snappy 360.

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