



BROAD STREET, PENRYN

£159,000





FULL DESCRIPTION

We are delighted to present this one bedroom ground floor flat in the heart of Penryn ideal for first-time buyers or investors. Offering one double bedroom, bathroom with shower over bath & bare stone feature wall, kitchen & lounge. This property is offered with no onward chain.

Perfectly positioned for convenience & accessibility to local amenities & transport links.

OTHER INFORMATION

Tenure - Leasehold

Council Tax Band A

EPC - D

Heating type - one night storage heater

Electric supply - Mains

Water supply - Mains

Drainage/sewage supply - mains

Broadband - Standard DL 18 Mbps, Superfast DL 80 Mbps, Ultrafast -NA

Mobile signal/coverage



Indoor Voice - EE limited, Three likely, O2 likely, Vodafone likely

Indoor Data - EE limited, Three, likely, O2 limited, Vodafone limited

Outdoor voice & data- EE, Three, O2, Vodafone - likely

Parking - No

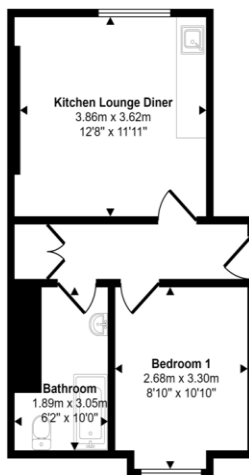
OTHER INFORMATION

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.





Approx Gross Internal Area
35 sq m / 378 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	