

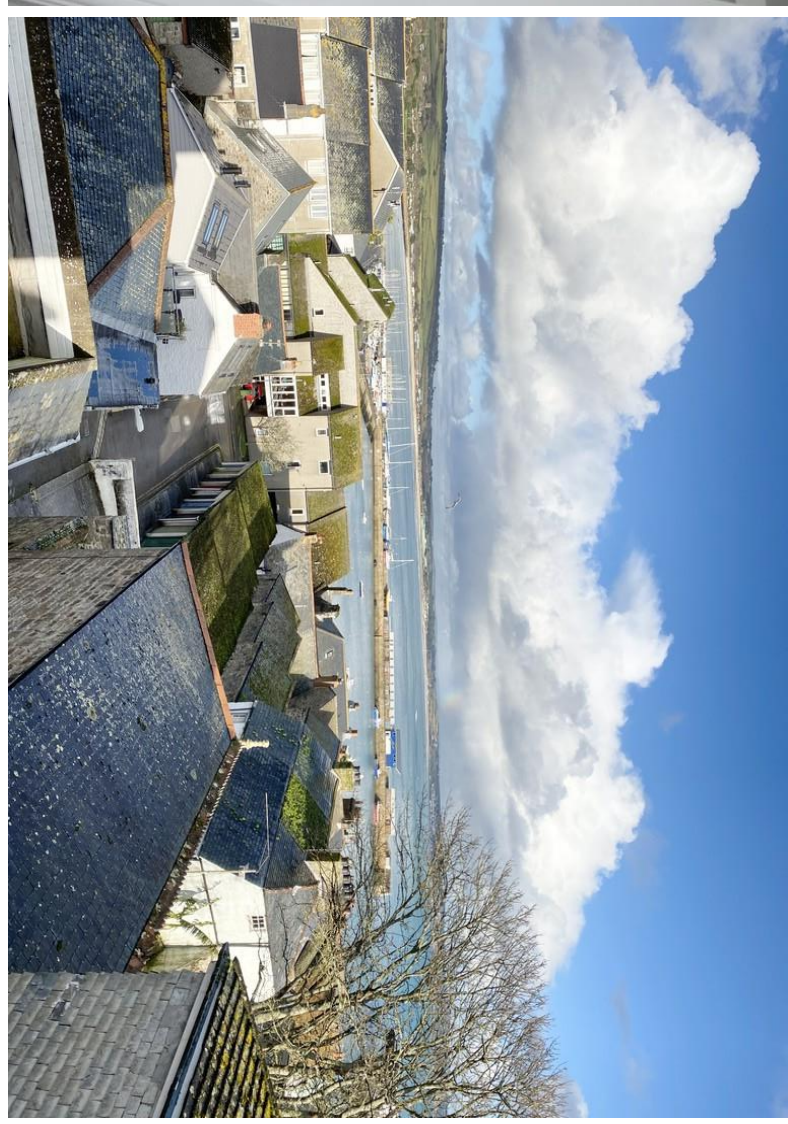


**Flat 9 The Regent  
Chapel Street, Penzance,  
TR18 4AE**









**FLAT 9 THE REGENT, CHAPEL STREET, PENZANCE, TR18 4AE**

**£200,000 - LEASEHOLD**

A two bedroom maisonette in one of the towns most historic and iconic buildings near the seafront, town centre and all amenities, with exceptional sea views across the harbour to Mounts Bay.

**\* TWO BEDROOMS \* LOUNGE \* WELL FITTED KITCHEN \* BATHROOM \* SEA VIEWS \*  
\* NO ONWARD CHAIN \* ENORMOUS POTENTIAL \* MANY ORIGINAL FEATURES \*  
\* CENTRAL POSITION \* IDEAL FIRST TIME BUY OR INVESTMENT \*  
\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \* EPC TO BE ASSESSED \***

Flat 9 occupies the second floor of this historic building, with accommodation arranged on two floors. The accommodation features a good sized lounge, well fitted kitchen, all with good sea views and two attic bedrooms, one having exceptional sea views across the harbour to Mounts Bay. Situated in the heart of historic Chapel Street, which was the towns original main thoroughfare to the harbour, and which boasts many exceptional galleries, antique shops and restaurants, this very individual apartment has to be seen to be fully appreciated.

**THE ACCOMMODATION (DIMENSIONS ARE APPROXIMATE):** From Chapel Street the original doors lead into the original reception hall of the Regent Hotel, which has successfully retained many features of the Regency period, with moulded ceilings and original staircase balustrades, which lead in turn to the second floor where the apartment is situated. Door into-

**ENTRANCE HALL:**

**LOUNGE:** 14' x 11' 2" (4.27m x 3.4m) With lovely sea views across the harbour to Mounts Bay and Marazion.

**KITCHEN:** 14' x 10' (4.27m x 3.05m) Well equipped with built in oven and hob, stainless steel sink unit with adjoining work surface, range of base and wall mounted cupboards, lovely sea and harbour views.

**SHOWER ROOM/ W.C.:** 8' x 7' (2.44m x 2.13m) Large sash window, with sea views, rollover w.c., pedestal wash hand basin, shower cubicle, extractor.

**STAIRCASE RISING TO:**

**FIRST FLOOR LANDING:** 10' 5" x 9' 3" (3.18m x 2.82m) Large landing area, with two built in wardrobes, ideal for a home office.

**BEDROOM ONE:** 14' x 13' 6" (4.27m x 4.11m) Exposed ceiling beams and window, apex ceiling, restricted headroom.

**BEDROOM TWO:** 11' 3" x 10' (3.43m x 3.05m) Apex ceiling, lovely sea views, eaves storage space.

**SERVICES:** Mains water, electric and drainage.

**LEASE:** 999 year lease, with 970 unexpired.

**SERVICE CHARGE:** £2,143, to include building insurance, maintenance of the common areas and ground rent.

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

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234100)

**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.

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01736 360203

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01736 731199

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