



- Two Bedroom First Floor Flat
- uPVC Double Glazed Throughout
- Ideal Investment Opportunity
- Night Storage Heating
- Designated Parking Space
- Remainder of 999 year lease (1990)
- Distant Sea View from Living Room
- EPC - C

## Description

Originally built as a one bedroom flat with a good-size living room on the first floor, a partition wall has been installed to create a second bedroom.

Accessed via a covered, external staircase, this flat offers good accommodation comprising a living room with a kitchen accessed off one side and a small double bedroom off the other. The introduction of a partition wall to divide the space could be removed, and this would give a spacious 1 bedroom flat with further possibility to create an open-plan layout with the kitchen.

The kitchen is compact, but enjoys a view down over houses toward the sea and could be incorporated in to the living room with a little work and creativity.

The principal bedroom is a good size double with a built-in storage cupboard and similar to the other rooms is carpeted with a night storage heater. The bathroom offers a full suite including bath with a mixer shower over.

Outside there is a designated parking space for the property. This flat would make a good buy-to-let investment or an ideal first-time buy!

## Location

Pendeen is a fantastic village with a strong community spirit and much to offer residents. The area has a strong history linked to mining and is in the Cornish Mining World Heritage Site. The village offers a convenience shop, several pubs, a primary school, and various eateries within easy reach.

There is also the Centre of Pendeen; a brilliant resource that is well-used by locals for activities, markets, and festivities. Pendeen is a short walk to the rugged and wild West Cornwall coast.

## First Floor

**Entrance Hallway - 9' 8" x 2' 9" (2.97m x 0.85m)** Hallway with two large storage cupboards, one housing hot water tank. Carpet.

**Living Room - 9' 0" x 10' 9" (2.75m x 3.29m)** uPVC double glazed window with distant sea views. Carpet. Night storage heater.

**Kitchen - 6' 1" x 8' 1" (1.87m x 2.47m)** Range of base and wall units topped with laminate worktops and a stainless steel sink and drainer. Space for washing machine and cooker. uPVC double glazed window. Vinyl floor.

**Bedroom 1 - 13' 4" x 8' 2" (4.07m x 2.49m)** Double bedroom



with built-in cupboard. uPVC double glazed window.  
Carpet. Night storage heater.

**Bedroom 2 - 7' 2" x 10' 9" (2.2m x 3.3m)** Small double bedroom with uPVC double glazed window with distant sea view. Carpet. Night storage heater.

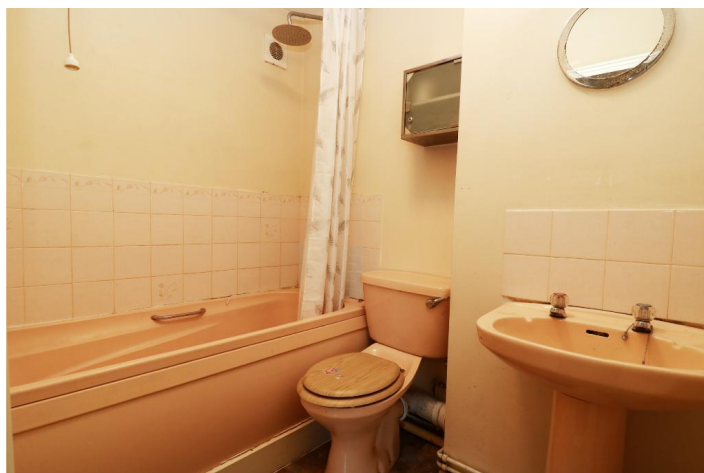
**Bathroom - 7' 1" x 5' 6" (2.18m x 1.68m)** Suite comprises of bath with mixer shower over, wash basin and low-level WC. Vinyl floor.

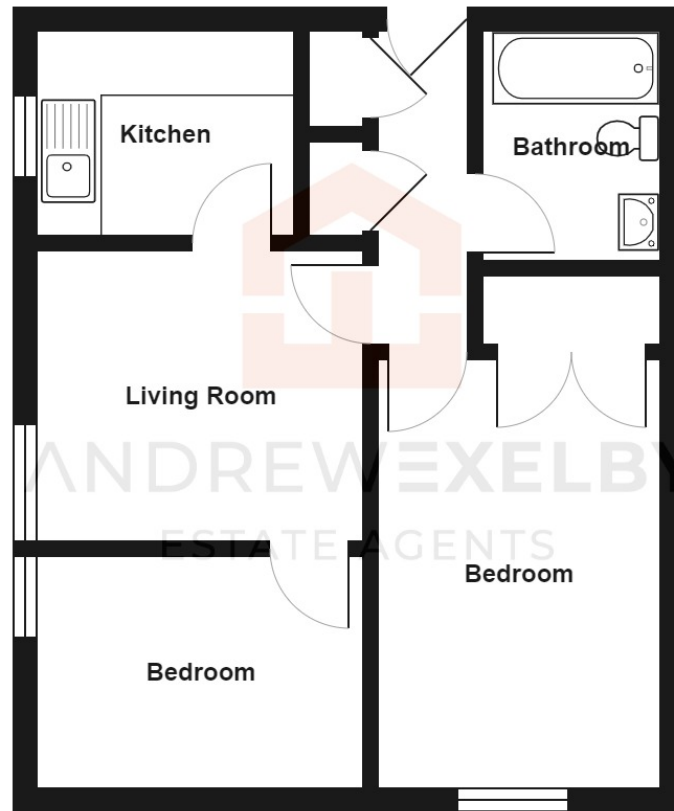
**AGENTS NOTES - SERVICES -** Mains electric, water and drainage.

**COUNCIL TAX BAND - A**

**LOCAL AUTHORITY - Cornwall County Council**

**TENURE - Leasehold. 965 years remaining. £300.00 per annum service charge.**





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		