



ANDREW EXELBY  
ESTATE AGENTS

## Cape Cornwall Street, St Just

£135,000

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Positioned just a short walk from the town centre, this one-bedroom ground-floor flat is blessed with a sunny back garden area and a light, bright open-plan living space.

Accessed via its own front door and entrance porch, the flat has a large, bright open-plan living area. At the front is a sitting room space with a large, double glazed window, while at the rear you will find a good size kitchen/dining area.

The double bedroom is a good size, and has a built-in storage cupboard that also houses the boiler and hot water tank.

At the rear of the kitchen is a double glazed door leading out to your own sunny courtyard garden - an unusual and sought after feature of any flat or apartment in the town centre.

We are advised that the property is sold on a leasehold basis, and as part of the sale, this property's register title and plan will need updating with Land Registry. Please ask if you have any questions.



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- Ground Floor 1 Bed Flat
- Ideal for First Time Buyers
- Open Plan Living Room/Diner
- Kitchen Area with Door to Rear Garden
- EPC - D
- Enclosed Suntrap Courtyard Garden
- Short Walk to Town Centre
- Own Private Entrance
- Ideal Residential Buy to Let Investment
- Council Tax Band - A

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

