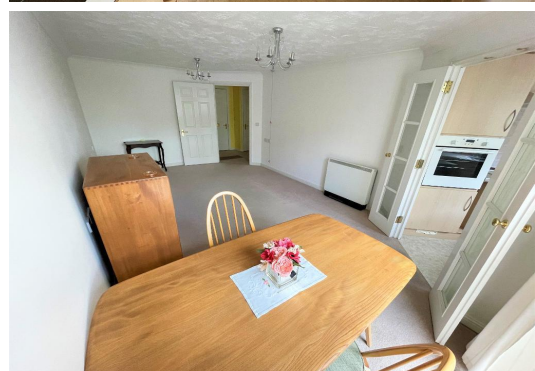




ANDREW
EXELBY
ESTATE AGENTS

1 Bedroom Flat in Trafalgar Court, Penzance

Guide Price **£120,000**



- One Bedroom First Floor Retirement Flat
- Communal Residents' Lounge
- No Onward Chain / Chain Free
- In-House Manager and Careline
- Close to All Town Centre Amenities
- Library, Laundry and Games Room
- uPVC Double Glazing Throughout
- EPC - B

Description

A well presented one bedroom first floor flat that can be found within this purpose built retirement complex that is but moments away from the amenities of Penzance along with the bus and main line railway station.

The flat is warmed via night storage heaters with accommodation in brief comprising double bedroom, bathroom, spacious living room and a kitchen. There is also a residents lounge, games room, reading room and laundry room to the ground floor. Furthermore there is a 24 hour careline service and a live in manager along with a self contained visitors suite which can be booked by prior arrangement.

Externally there are communal gardens and seating areas to enjoy along with secure communal gated parking.

Location

Penzance is a thriving coastal town on the edge of Mounts Bay, home of the iconic St Michaels Mount and close to some of the county's loveliest beaches, coves and the Cornish coastal path. Well served by a good selection of shops and leisure facilities as well as having excellent transport links via the A30 along with the bus terminal and mainline rail link to London Paddington being some 50 yards away.

First Floor

Hallway - Large walk in storage cupboard also housing the electric water cylinder. Further storage cupboard with shelving. Doors to...

Bedroom - 16' 8" x 9' 3" (5.1m x 2.82m) uPVC double glazed window to rear. Built in wardrobe with mirror fronted doors. Night storage heater.

Bathroom - 6' 11" x 5' 6" (2.13m x 1.7m) Panelled bath with a tiled surround and mains fed shower over. Low level WC. Vanity mounted wash hand basin. Wall mounted electric heated towel rail.

Living Room - 19' 3" x 10' 7" (5.89m x 3.25m) uPVC double glazed windows to rear. Night storage heater. Double doors give access to...

Kitchen - 6' 11" x 6' 0" (2.13m x 1.83m) uPVC double glazed window to rear. Work surface area with an inset stainless steel sink and drainer. Cupboards and drawers below. Space for fridge. Inset electric hob with extractor over. Integral electric oven. Tiled surrounds with cupboards above.

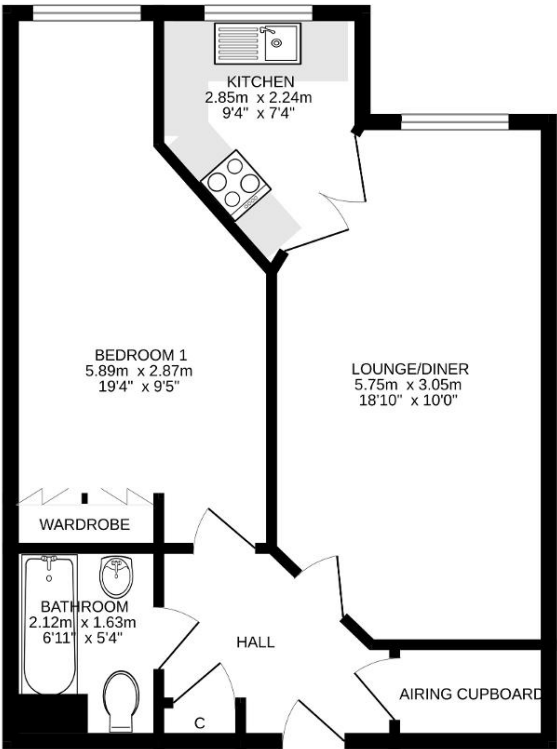
AGENTS NOTE - The property is offered with the



remainder of a 125 year lease formed in 2004. Service/maintenance charge is 2962.80 per annum. Ground rent is £395.00 per annum. These charges include water. It is a condition of purchase that the residents are of sixty years or over. In the case of a couple purchasing then one must be over sixty years and the other over fifty five years of age.



GROUND FLOOR



17 TRAFALGAR COURT EAST TERRACE PENZANCE TR18 2TB

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		