



- One Bedroom Upper Floor Flat
- Off Street Parking for One Vehicle
- Views Over Rooftops to Mounts Bay
- Excellent Presentation Throughout
- Loads of Charm and Character
- No Onward Chain / Chain Free
- Gas Central Heating
- EPC - E

Description

*** CHAIN FREE *** - An extremely well presented upper floor one bedroom flat that enjoys an air of charm and a wealth of character and can be found in one of Penzance's favoured residential areas. The property is accessed to the rear of the building whilst to the front there is an allocated parking space with use of the communal green.

The flat is warmed via a gas central heating system with accommodation in brief comprising open plan living room with kitchen, study, bedroom and bathroom. We feel this lovely property would suit those looking to purchase for the first time or to the buy to let fraternity so an early inspection is highly recommended to fully appreciate.

Location

The bustling market town of Penzance is but a short level walk away and offers a wide range of amenities to include restaurants, local and specialist shops, character public houses together with nearby schooling. Good commuter links are provided by the bus and main line railway station which are approximately half a mile distant.

Second Floor

Entrance Lobby - Door to...

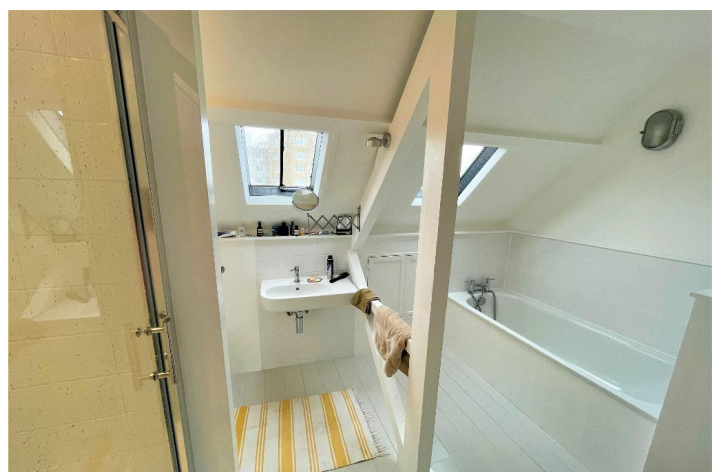
Stairs rise to an upper hallway with doors to...

Bedroom - 13' 3" x 10' 11" (4.04m x 3.35m) Double glazed sash window to front with lovely views over rooftops to Mounts Bay and beyond. Built in wardrobe. Painted strip wood flooring. Radiator. Door to...

Bathroom - 10' 7" x 6' 11" (3.25m x 2.13m) Two double glazed skylight roof windows. Panelled bath with tiled surrounds. Wall mounted wash hand basin. Close coupled WC. Tiled shower cubicle with mains fed shower over. Wall mounted heated towel rail.

Office - 6' 7" x 6' 0" (2.03m x 1.85m) (measured at floor level) (6'08 x 6' - Restricted head height. Double glazed roof window again enjoying views over roof tops to Mounts Bay and beyond.. Painted strip wood flooring.

Living Room - 20' 6" x 18' 9" (6.25m x 5.72m) A lovely open plan living space with vaulted ceiling and exposed timbers which also incorporates a kitchen area. Double glazed sash window and roof window to the front enjoying the aforementioned views with a further double glazed roof window to the rear giving light to the kitchen area. Painted strip wooden flooring throughout. Door gives access to a generous eaves storage space with a space for a washing machine along with housing the gas combination boiler. The kitchen comprises an inset stainless steel sink and drainer



with cupboards beneath. Work surface area with spaces for gas oven and fridge. Cupboards and drawers below.

AGENTS NOTES - Remainder of a 999 year lease granted June 1982 with a quarter share of freehold. Pepper corn ground rent . Service Charge - £35.00 per month. A further additional annual charge payable to the 'Clarence Place Committee' of £50.00 for general maintenance./gardening.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	50 E	
21-38	F		
1-20	G		