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**Armistice Gardens**  
Centenary Way, Penzance

# Armistice Gardens

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Penzance town centre 1 mile | Mousehole 5 miles | Marazion 5 miles | St Ives 9 miles | Falmouth 27 miles | Truro 28 miles | Newquay Airport 38 miles (Distances are approximate)

A truly stunning interior-designed penthouse apartment built in 2022, finished to exacting standards and offering commanding views across its historic communal gardens. The owners have lived abroad during their ownership, so the property has been used sparingly in this time, whilst being updated to their specific specification.

Three double bedrooms (principal en-suite) | Reception/sitting room | Two bathrooms | Four balconies | Allocated parking | Lift access | Communal gardens

**£420,000**  
**Leasehold**



## Property Introduction

The attention to detail and quality of finish are second to none, with no expense spared to create a tranquil and contemporary living space complemented by period views of the connected Grade II listed York House, originally built in 1825 as the country residence of the locally renowned John Pope. This beautifully designed apartment reflects the owner's personal vision, combining practicality with exceptional style throughout. At the heart of the home is a large reception room, providing an impressive yet comfortable space for both relaxing and entertaining. The property features a Symphony kitchen with fully fitted cabinetry, quartz worktops, and a bespoke dining booth with a snug seating area, creating a stylish and sociable kitchen space. The apartment benefits from hardwood Karndean flooring throughout, enhancing the sense of quality and continuity across the living spaces. The bedrooms and reception areas are further complemented by Sharps fully fitted furniture and storage, offering both elegance and practicality. A standout feature of the property is the four private balconies, with all principal rooms enjoying direct access to outside balcony space, allowing for seamless indoor-outdoor living and wonderful views across the surrounding gardens and historic architecture. Additional benefits include lift access to the penthouse level and beautifully maintained communal gardens for residents to enjoy. This is an impressive and spectacular apartment — the very definition of a turnkey home — and viewing is highly recommended.

## Location

Situated close to the A30, Armistice House offers easy access to St. Ives, Truro and Land's End, plus a wide range of amenities. The popular seaside resort of Mousehole is also a short drive away, making this a most desirable place to call home. Penzance is Cornwall's most westerly major town, with a population of 21,000. Pennsans translates as 'holy headland' in the Cornish language, after the former St Anthony's chapel, which stood over the headland to the west more than 1,000 years ago. This penthouse apartment offers best of both worlds,

with an array of amenities located nearby, while the beautiful Cornish coastline and countryside are also within easy reach. Those looking to eat out will be spoilt for choice, with a variety of pubs, restaurants and takeaways within walking distance. Art and culture lovers are also well-catered for, with several galleries, a cinema and museum nearby. Sports fans will find a leisure centre with pool and gym close by, along with football, rugby and cricket clubs. Those looking to enjoy nature can explore the pretty Penwith Heritage Coast with its quaint quays and tranquil harbours. There are Ofsted-rated schools for all age groups, and plenty of doctors' and dentists' surgeries in the nearby locality, including the new St Clare Medical Centre on your doorstep.

## ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

Fitted low level storage at entrance with radiator and Karndean hard wood flooring.

### RECEPTION/SITTING ROOM 17' 3" x 16' 4" (5.25m x 4.97m) restricted headroom to one wall

Karndean Wooden floor with double doors from the hallway leading to the reception room, bespoke fitted desk area and fitted Television cabinets, two exterior separate patio doors leading to two south facing balconies and south facing double window with communal garden aspect. Plantation shutters.

### BEDROOM ONE 11' 7" x 9' 1" (3.53m x 2.77m) maximum measurements into recesses, restricted headroom to one wall

Built in double wardrobe with glass mirror frontage, radiator and double patio door leading to balcony. Plantation shutters.

### BEDROOM TWO 11' 6" x 10' 4" (3.50m x 3.15m) maximum measurements into recesses, restricted headroom to one wall

Built in double wardrobe with fitted mirror frontage. Radiator and double patio door leading to balcony. Plantation shutters.

### BATHROOM

Hibs Eis fitted bathroom cabinets, bespoke bathroom mirrors commissioned by Cornish Framers. Heated towel rail, bath with fitted



shower above. Bespoke storage and shelving fitted throughout, WC and sink unit.

**PRINCIPAL BEDROOM 16' 0" x 14' 5" (4.87m x 4.39m) maximum measurements into recesses, restricted headroom to one wall**

Double bespoke built wardrobe with mirror frontage, built in storage draws and dressing table. Plantation shutters.

**EN-SUITE SHOWER ROOM**

Shower, sink unit, WC and heated towel rail.

**KITCHEN 23' 7" x 17' 4" (7.18m x 5.28m) maximum measurements, restricted headroom to one wall**

Fully fitted kitchen from Symphony Kitchens and cabinetry. Upgraded Bosch appliances including washing machine, dishwasher,

oven, cooker hood, gas hob, fridge/freezer and dining booth with bench seating accommodating up to eight people. Snug area with fitted storage radiators and dual access to two south facing balconies, skylight with fitted solar powered electric blinds and plantation style wooden shutters.

**PARKING**

The apartment comes with two allocated parking spaces in a private residence car park at the rear of the development.

**OUTSIDE**

The apartment has a selection of balconies leading from all rooms on both the south and north side. From the bedrooms, there is a linked continues balcony with view across the front parking area and

development beyond and from the south facing front three balconies there are direct views of York House, the communal gardens, playing fields and leisure centre beyond.

**LEASEHOLD INFORMATION**

There is a 999 year lease that was created on 1st January 2021. All owners are part of Porthgware (Penzance) Management company. The maintenance charge for the calendar year of 2025 was £1956.79 with an estate charge of £245.46. There is a peppercorn ground rent. The property can only be used as a single private residence.

**SERVICES**

Mains water, mains drainage, mains electric, mains gas.

**AGENT'S NOTE**

The Council Tax Band for this property is Band 'D'.

**DIRECTIONS**

On the A30 heading into Penzance from Marazion, you will reach the Branwell Lane/Eastern Green/Tesco roundabout. Take the second exit, staying on the A30 toward Land's End/St Just/Newlyn. Continue straight for about half a mile. At the next roundabout take the second exit (straight ahead) and continue on the A30 to the Heamoor roundabout. At the Heamoor roundabout, take the first exit toward Penzance town centre, onto Nancealverne Road. Follow the road heading slightly uphill toward Penzance town centre and West Cornwall Hospital. As you continue, you will pass Penzance Fire Station on your right and Penzance Cricket Club on your left at the top of the rise. The next turning on your right leads to Centenary Way. Turn into Centenary Way and stay on the road until you reach Armistice Gardens, a small residential development off Centenary Way. The property is located within the flats area at the rear of the property, in the private residential parking area. If using What3words: shiny.crowds.yacht

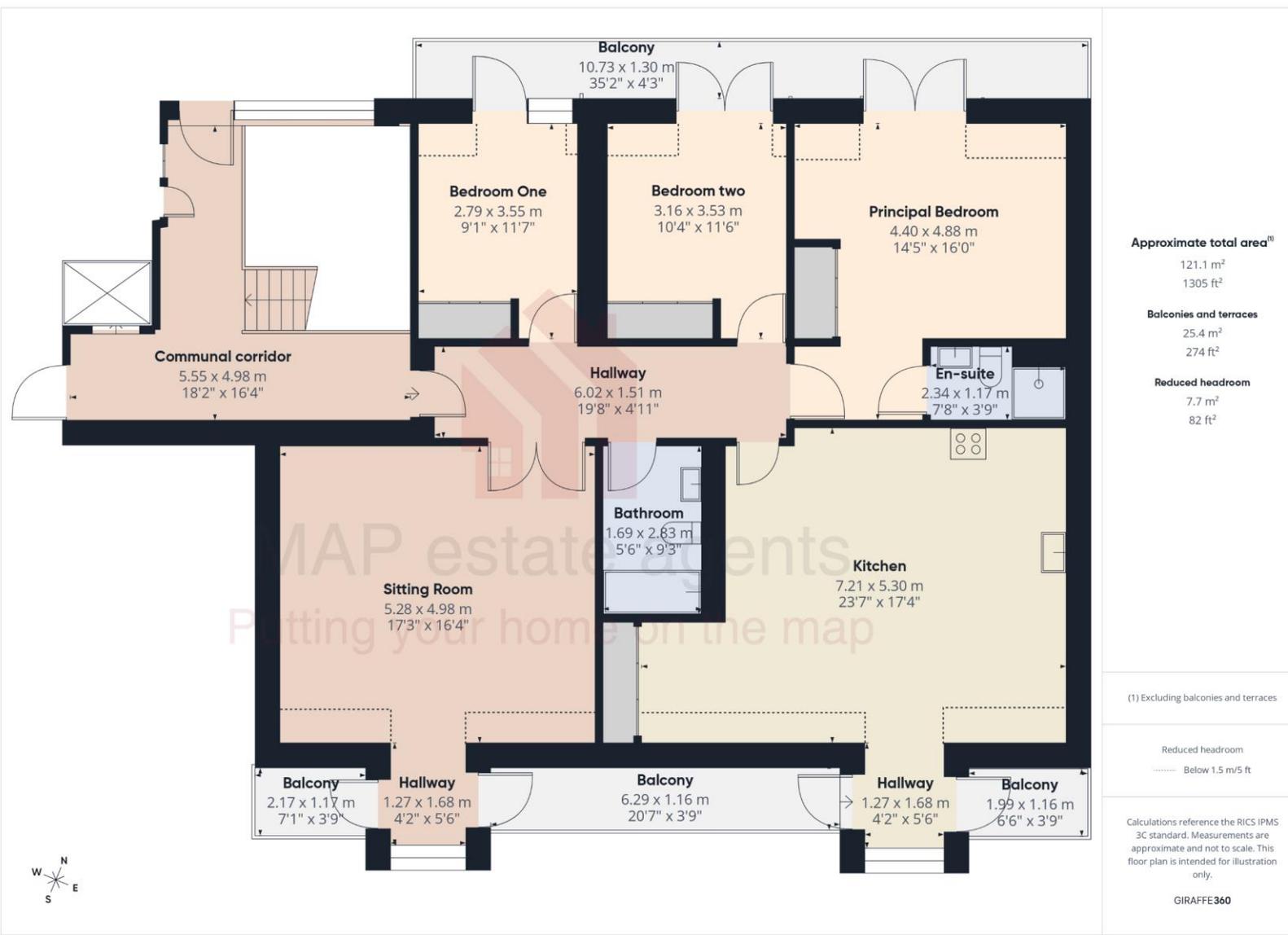


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MAP's Top reasons to view this home

- Modern apartment
- Penthouse
- Lift access
- Private parking (two spaces)
- Communal gardens
- Chain-free sale
- Three double bedrooms
- Four balconies
- Two bathrooms
- Hard wood flooring throughout



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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