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**Saracen Way,  
Penryn**

**Offers Over £160,000**  
**Leasehold**







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## Property Introduction

This light and bright one bedroom ground floor flat has a superb woodland outlook from the rear and is located close to town centre shops and amenities.

The apartment has its own entrance opening to a hallway, kitchen, lounge/diner with door onto terrace, a double bedroom and a bathroom.

Parking can be found on the roadside or after 4.30pm until 9am the next you can park free in the carpark positioned just yards away from the property, subject to a space being free.

## Location

The location of this property is perhaps one of its best features with wooded views to the rear and situated just yards away from the eclectic shops, cafes, Post Office and doctor's surgery in Penryn, this property is very centrally placed for all the amenities with a car park close by. Penryn is a very busy historic town with a thriving community. Many people have been based here for a number of years and it now has an added buzz from an influx of people studying at the university on the outskirts of the town. It has much improved transport links resulting from the university and bus stops can be found located in the town near the shops.

At the top of the town, not half a mile away, is the train station that can take you to Truro and beyond or to Falmouth in the opposite direction where a wider range of shops and restaurants can be found. In Falmouth many tourists attractions are on offer, with a beautiful harbour and several beaches as well as Pendennis Point and the Maritime Museum amongst others.

## ACCOMMODATION COMPRISES

Part double glazed door opening to:-

## HALLWAY

Storage cupboard. Doors off to:-

## LOUNGE/DINER 13' 9" x 10' 3" (4.19m x 3.12m) plus recess

Double glazed window enjoying wooded views and door opening to terrace. Radiator. Fireplace with tiled hearth housing electric fire with mantel over. Storage cupboard

## TERRACE

Outside rear terrace with wooded views and a lovely outlook, having space for seating.

## KITCHEN 9' 4" x 7' 9" (2.84m x 2.36m) maximum measurements

Range of floor standing cupboards with worktop over incorporating sink/drainage with double glazed window over. Space for cooker space for fridge/freezer. Utility cupboard with connection for washing machine. Tiled floor.

## DOUBLE BEDROOM 13' 1" x 9' 10" (3.98m x 2.99m)

Double glazed window to enjoy views. Storage cupboard and radiator.

## BATHROOM

Low level WC, pedestal wash hand basin and bath with mains water shower over. Heated towel rail.

## OUTSIDE FRONT

Steps lead down to the property and a pathway leads to the front door. Useful outside storage shed.

## LEASEHOLD INFORMATION

Remainder of 114 year lease commencing in 2000 with 89 years remaining. The ground rent is currently £10.00 per month. The service charge for the last year (2024) was £140.00 for the year to include buildings insurance. A copy of the lease is available to view by request.

## SERVICES

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

## AGENT'S NOTE

The Council Tax band for the property is band 'A'.

## DIRECTIONS

From the traffic lights on Commercial Road running along the bottom of Penryn, turn up towards the town and in the centre of the town turn left just before the Methodist Church on the left hand side. Follow the road around and the flats are on the left hand side. If using What3words:- guitar.repayment.manifests



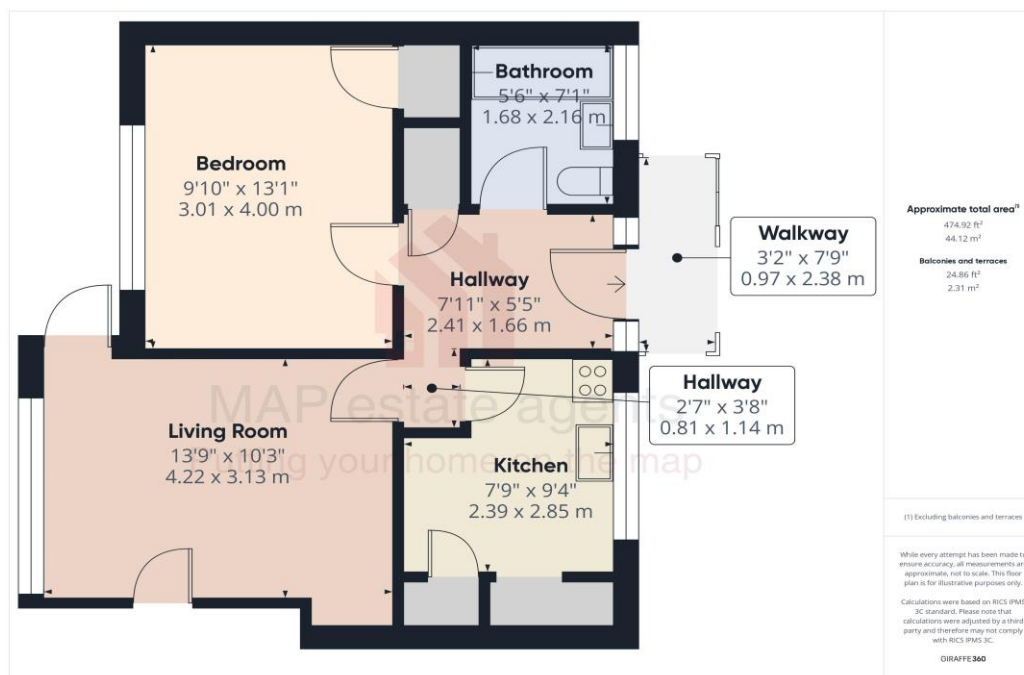
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	73	75
England & Wales		
EU Directive 2002/91/EC		





## MAP's top reasons to view this home

- Close to town centre amenities
- Wooded view from the rear
- Lounge/diner with door opening to terrace
- Kitchen
- Double bedroom with woodland view
- Bathroom
- Gas central heating
- Double glazing
- Lovely sunny terrace to sit out on and watch the birds
- Offered for sale chain free



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[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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