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**Prospect Place,
Penzance**

**£125,000
Leasehold**





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Property Introduction

Offered to the market with no onward chain is this two bedroom ground floor flat is situated within close proximity of Penzance town centre.

The accommodation comprises of a living room, kitchen, two bedrooms and a shower room. The apartment is double glazed and warmed via gas central heating.

There is a communal parking area to the rear of the block for which a parking permit will be handed over upon completion.

We feel that the property makes an ideal first-time buy or buy to let investment.

Location

The bustling market town of Penzance offers a wide range of amenities including restaurants, local and specialist shops, character public houses together with primary and secondary schooling. Good commuter links are provided by the bus and mainline Railway Station.

ACCOMMODATION COMPRISES

Wooden front door to :-

ENTRANCE HALL

Electric panel heater. Smoke alarm. Shelled cupboard. Doors to:-

KITCHEN 11' 8" x 8' 7" (3.55m x 2.61m)

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Larder cupboard. Space for cooker. Space and plumbing for washing machine. Two double glazed windows to rear. Radiator.

LIVING ROOM 12' 4" x 12' 2" (3.76m x 3.71m)

Two double glazed windows to the front. Two radiators. Built-in cupboard. Door to :-

BEDROOM ONE 12' 11" x 9' 9" (3.93m x 2.97m)

Double glazed window to the rear. Radiator.

BEDROOM TWO 12' 5" x 8' 10" (3.78m x 2.69m)

Double glazed window to the front. Radiator.

SHOWER ROOM

Fitted with a walk in shower with glazed screen housing electric shower unit, wash handbasin and WC. Obscure double glazed window to the rear.

OUTSIDE

There is a small lockable shed/outbuilding in a block which is useful for surfboards/bikes/golf clubs or similar. There is also free permit residents parking.

LEASEHOLD INFORMATION

The property is being sold with the remainder of a 125 lease which commenced 4/12/1988. The current ground rent is £10 per annum and the current service charge is £57.00 per calendar month.

SERVICES

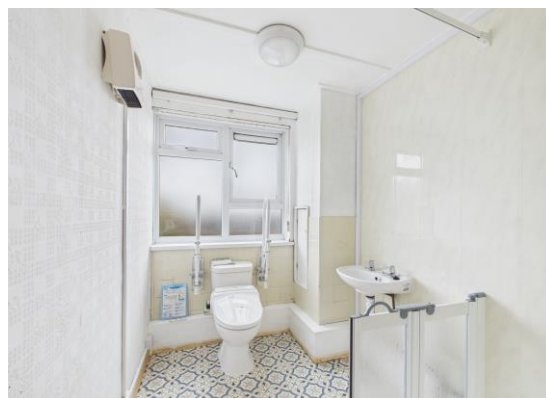
The property benefits from mains electricity, mains water, mains drainage and mains gas.

AGENT'S NOTES

The Council Tax band for this property is band 'A'. Our Lettings Director, Ben Nichols, advises that a rental income in the region of £750 pcm should be achievable.

DIRECTIONS

From Penzance town, proceed to the top of Causewayhead. Cross over the road and continue up St Clare Street with the car park on your right-hand side. Just past the car park is a zebra crossing. Just past the zebra crossing, turn right and Prospect Place will be identified on the right-hand side. If using What3words: dumplings.submit.soup

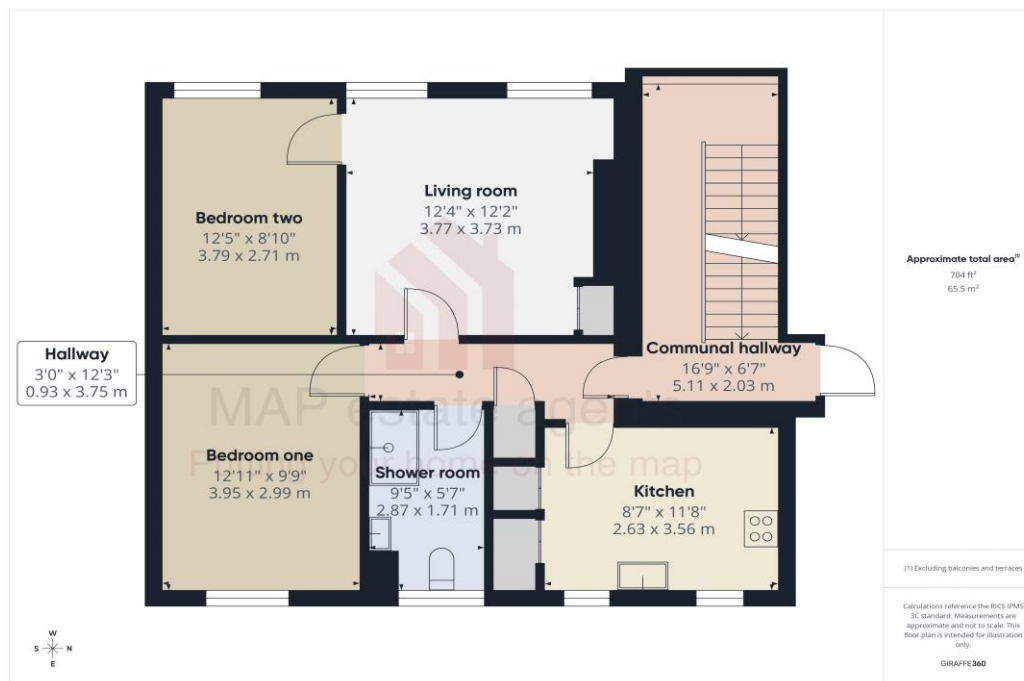


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- First floor flat
- Self-contained
- Two bedrooms
- Kitchen
- Living room
- Shower room
- Communal parking area
- Good decorative order
- Close to amenities
- No chain sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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