



65 PENRICE PARC, ST AUSTELL, CORNWALL PL25 3NA

PRICE £160,000



FOR SALE A WELL PRESENTED GROUND FLOOR FLAT VERY CONVENIENTLY SITUATED JUST ABOVE CHARLESTOWN, A RENOWNED GEORGIAN COASTAL HARBOUR WHICH IS A FEW MINUTES WALK AWAY.

THE FLAT OFFERS WELL PRESENTED AND ARRANGED ACCOMMODATION WITH A LOVELY WELL PROPORTIONED ATTRACTIVE GARDEN TO THE REAR.

IN BRIEF THE GAS CENTRALLY HEATED ACCOMMODATION COMPRISES OF LOUNGE, KITCHEN, CONSERVATORY, TWO GOODSIZED BEDROOMS AND BATHROOM, OUTSIDE ALLOCATED PARKING SPACE.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

For sale a well presented ground floor flat very conveniently situated just above Charlestown, a renowned Georgian coastal harbour which is a few minutes walk away.

The flat offers well presented and arranged accommodation with a lovely well proportioned attractive garden to the rear.

In brief the gas centrally heated accommodation comprises of lounge, kitchen, conservatory, two goodsized bedrooms and bathroom, Outside allocated parking space.

A really convenient location ideal for first time buyer, single person or couple, holiday let or long term let.

The property benefits from gas central heating and double glazed U.p.v.c. windows and doors.

Room Descriptions

Entrance Porch

With half glazed Up.v.c. door, RCD unit, small paned door to the living room.

Living Room

11' 6" x 14' 5" (3.51m x 4.39m) window to the front, small paned door to the inner lobby, door to the kitchen.

Kitchen

7' 6" x 9' 3" (2.29m x 2.82m) Wall mounted gas fired boiler supplying radiators and hot water, Fitted with a good range of white fronted base units, built in oven ceramic hob unit, gas hob unit, space for fridge, space and plumbing for washing machine, sink unit with mixer tap.

Inner lobby

With under stairs cupboard, and doors leading of

Bedroom 1

11' 6" x 8' 7" (3.51m x 2.62m) Window to the front, light on dimmer switch.

Bedroom 2

10' 6" x 7' 8" (3.20m x 2.34m) With French door leading to a conservatory

Conservatory

2.81m x 2.81m (9' 3" x 9' 3") French doors leading to the rear garden.

Bathroom

7' 8" x 5' 2" (2.34m x 1.57m) Generous shelved airing cupboard Three piece suite comprising panelled bath, low level W.C. wash hand basin.

Outside

No 65 Penrice parc is situated towards the end of the development and is approached by a small set of steps leading to the front. Access to the rear is also provided by a side path leading to well a tended garden which is level and is well stocked with a variety of plants and shrubs. There is also an allocated parking space.