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**Bread Street,
Penzance**

**£110,000
Leasehold**





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Property Introduction

A well presented first floor flat situated in the heart of Penzance within close proximity to the town centre.

This former warehouse was converted in 2008 and has the remainder of a 999 year lease. Chykres has an attractive granite facade and is an ideal lock up and leave.

The accommodation comprises of a hall, an open plan living area with a modern white gloss kitchen that incorporates a built-in oven, hob and extractor, an integrated fridge and a washing machine. There are also two bedrooms and a shower room.

Other benefits include gas central heating and double glazing.

Location

Conveniently located only one hundred yards from the town centre and approximately two hundred yards from the train and bus station. Penzance is a thriving town and is the largest in West Cornwall. It has a wide range of retail outlets and there are many independent shops along with the larger chain stores.

The town has a wonderful promenade which takes in the stunning sea views over Mounts' Bay, located at the end of the promenade is the Jubilee Pool, an open air large Art Deco pool with a newly installed thermal pool. Other attractions include Morrab Gardens, its a wonderful park with a fountain, sub-tropical trees and a band stand. Also in the town is Penlee Park which has a children's play area, tennis club and a museum.

ACCOMMODATION COMPRISES

HALLWAY

Doors to bedrooms and shower room and :-

OPEN PLAN LIVING AREA

LIVING AREA 12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed window, radiator.

KITCHEN AREA 6' 9" x 6' 8" (2.06m x 2.03m)

Double glazed window. Range of white gloss base units with worktop over with inset sink, built-under oven, inset hob and extractor above. Range of matching wall cupboards, washing machine, wall mounted combination boiler and integrated fridge.

BEDROOM ONE 12' 6" x 8' 4" (3.81m x 2.54m) maximum measurements

Two double glazed skylight windows. Radiator.

BEDROOM TWO 13' 8" x 4' 11" (4.16m x 1.50m)

Two double glazed windows. Radiator.

SHOWER ROOM

Tiled shower enclosure with mains shower, WC and pedestal wash hand basin with wall mounted mirror and shaver socket above. Heated towel rail and extractor fan.

LEASEHOLD INFORMATION

Remainder of a 999 year lease created in 2007. Current ground rent £250.00 per year. Current service/maintenance charge £108.22 per month which covers buildings insurance, communal cleaning, communal electric, entry phone system, fire safety, general repairs and management fees.

AGENT'S NOTE

Our Lettings Director, Ben Nichols, advises that a monthly rental income would be in the region of £650.00 per calendar month.

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

Please note, whilst there may be a small amount of lenders prepared to lend on the property, cash buyers would be favourable.

DIRECTIONS

From the Longboat hotel opposite the train station, proceed up Mount Street and take the first left, after 100 yards go straight over the junction and into Bread Street. The property is 100 yards up on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Well presented first floor flat
- Two bedrooms
- Gas central heating
- Double glazing
- Close proximity to the town centre
- Available chain free
- Remainder of a 999 year lease created in 2008
- Ideal lock up and leave
- Open plan living area with a modern kitchen
- Built under oven, hob, integrated fridge and washing machine included



Approximate total area⁽¹⁾

453.44 ft²
42.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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