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First Flat, 40 St. Thomas Street, Penryn, Cornwall TR10 8JW

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A one bedroom first floor flat requiring refurbishment throughout, conveniently situated for Penryn town centre and Penryn Quay. The property is accessed from a hallway shared with the ground floor flat, which also provides access to the rear communal garden. The accommodation comprises a dual aspect lounge/dining room, kitchen, double bedroom, former bathroom and will be sold with the benefit of a new 999 year lease.

Situated

The historic quayside town of Penryn offers a range of shopping, leisure and educational facilities catering for all age groups, including the Tremough University campus, restaurants and public houses. Penryn is approximately three miles from Falmouth and nine miles from Truro, offering the perfect base to commute throughout Cornwall via the A39/A30 road networks.

Ground Floor

Shared entrance hall with staircases to the rear garden level and the first floor landing serving First Flat.

First Floor

Dual aspect lounge/diner, inner hallway, kitchen, double bedroom and former bathroom.

Outside

Communal gardens can be found to the rear of the property.

Viewings

Strictly by prior appointment with Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

F

Council Tax Band

A

Lease

We understand that a new 999 year lease will be issued upon the sale of the property. Monthly service charge TBC. Please refer to the legal pack for further details.