



Total area: approx. 73.4 sq. metres (789.6 sq. feet)  
3 Daniel Place, Penzance



Penzance

£165,000





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Penzance  
TR18 4DU

£165,000

## KEY FEATURES

- Leasehold 968 years remaining
- Service Charge £360 PA
- Ground Rent £25 PA
- Freehold owned by the apartment below
- Mains Gas, Electric, Water & Drainage
- EPC D67
- Gas Central heating
- Council Tax Band: A

## DIRECTIONS

From our Penzance office proceed on foot turning right down towards Morrab Gardens. Walk through the gardens to the lower entrance on Morrab Road and turn left after the Zebra crossing into Daniel Place and number 3 is on the left.



*A Superbly Located Lifestyle Opportunity Near Morrab Gardens & The Seafront*

*Perfectly positioned at the prestigious Morrab Road end of Daniel Place, this first-floor period flat represents a fantastic opportunity for those looking to put their own stamp on a home. While the interior would now benefit from a program of cosmetic refreshment, the generous 570 sq. ft. layout and prime Penzance location make it a standout choice for investors or first-time buyers alike.*

*The Property is housed at the end of a characterful terrace dating back to 1900, the flat retains the high ceilings and light-filled proportions typical of the era.*

*Living Space: Two well-proportioned bedrooms and a bright lounge. Potential: A versatile attic space offers exciting potential as a "work-from-home" studio or hobby room (subject to the necessary consents).*

### *An Unbeatable Penzance Location*

*The true value of this property lies in its surroundings. Residents are mere seconds away from:*

*The Seafront: A stone's throw from the iconic Promenade and the geothermal Jubilee Pool, offering world-class views across Mount's Bay.*

*The Gardens: A short, scenic stroll through the sub-tropical Morrab Gardens leads you directly into the heart of Penzance.*

*Lifestyle: Enjoy the vibrant local culture, from the independent boutiques of Chapel Street to the celebrated cafes and galleries that define this historic port town.*

### *The Opportunity*

*Whether you are looking to create a bespoke seaside retreat or seeking a solid addition to a rental portfolio in a high-demand area, this flat is a "diamond in the rough." It offers the rare chance to acquire a manageable home in one of Penzance's most sought-after pockets and add value through modernization. The building is divided into two with the ground floor holding the freehold.*

*Viewing is highly recommended to appreciate the potential and the superb proximity to the coast.*

