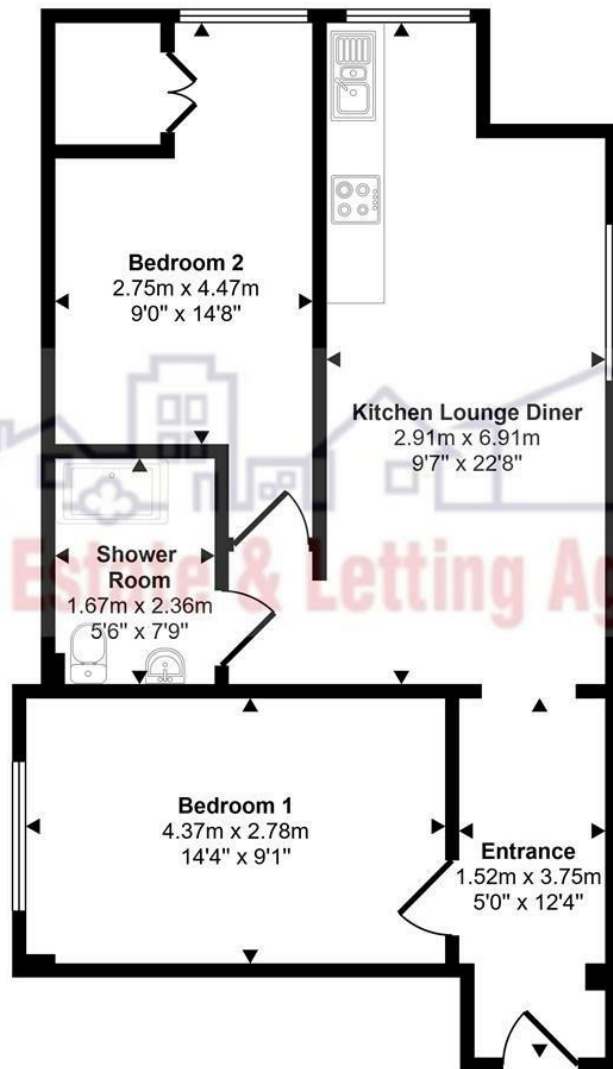


Approx Gross Internal Area
57 sq m / 618 sq ft



Penzance

£169,950



Flat 3 The Regent Chapel Street
Penzance
TR18 4AE

£169,950

KEY FEATURES

- Historical charm
- In the heart of Penzance
- Grade II Listed Building
- Two Bedrooms
- Open Plan Living Room
- EPC F (34 70)
- Council Tax Band: B
- Mains Electric, Water & Drainage
- Leasehold 981 years remaining

DIRECTIONS

Located on one of Penzance's most historic and characterful streets, The Regent is a distinguished Grade II Listed building that has been respectfully converted into nine spacious apartments. Occupying a prime first-floor position, this newly refreshed two-bedroom apartment offers a generous 618 sq. ft. of living space, blending period architecture with modern convenience.

The apartment enjoys delightful sea views, a feature that enhances its bright and airy atmosphere. The accommodation is well-proportioned, featuring an open-plan living area, two comfortable bedrooms, and a well-appointed shower room. Its location is ideal for those seeking the vibrancy of town centre living, whether you wish to explore the local culture, enjoy a stroll along the nearby seafront, or immerse yourself in the lively atmosphere of Penzance's most iconic street.

Lease & Service Information
Lease Details: A 999-year lease (commenced in 2008), leaving approximately 981 years remaining.

Ground Rent: £125 per annum - Service Charge & Insurance: £1326 per annum.

Freehold: Held by the ground-floor commercial element.

Services & Utilities

Connectivity: Mains electricity, water, and drainage are connected. Water: A single South West Water meter serves the residential units, with costs billed based on the property's square footage (pro-rata). Cornwall Council Tax Band: B

Broadband & Mobile: According to Ofcom, Ultrafast broadband is available. Mobile coverage is variable across major networks; however, signal is typically reliable within the property.

