



All measurements are approximate and for display purposes only



Newlyn

£450,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract.
Applicants should verify details by personal examination and enquiry.

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5a Church Street
Newlyn
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£450,000

KEY FEATURES

- Harbour Side Location
- Panoramic Sea Views
- 2 Double Bedrooms
- Master En Suite
- Off Road Parking Space
- EPC - D

DIRECTIONS

From Penzance promenade head towards Newlyn. Proceed onto New Road and over the bridge onto The Strand. Proceed in the direction of Mousehold with the harbour on your left. As you reach the brow of the hill on Fore Street, prior to the Red Lion, the property is situated on the right hand side of the road.



A rare opportunity to purchase a light, airy top floor harbourside flat consisting of two double bedrooms, two bathrooms, and uninterrupted views of the harbour, St Michaels Mount, and the bay. An absolute bonus is that this property has a parking space in front of the flat. The entrance door is situated in a very pretty famous street which has a pilchard run in stone running down the centre. Stairs into the flat are tiled in porcelain, which leads into a fully fitted kitchen. Then into the wooden floored lounge with the most spectacular panoramic views, as previously stated. An oak laid hallway leads to two double bedrooms (one with en suite). Both with harbour views and fitted with new carpets with specialised soundproofing underlay. Family bathroom fitted with shower and jacuzzi bath. The property has been fully decorated both inside and out.

We have been informed by the current owner that they have achieved rents of: £750 pcm for long let and air B&B in the high season £1200 to £1500 per week.

SEVICES: All Mains Services Connected - HEATING:

Gas Central Heating - Council Tax Band: A -

TENURE: Leasehold with 977 remaining. Peppercorn ground rent. 50/50 on repairs and maintenance. The property will be sold with 50% share of the freehold.

Newlyn is a working fishing port and has a myriad of independent shops, bars, and restaurants. Further amenities can be found in the neighbouring town of Penzance. Including the bus and train station which provide access to the rest of the Country.

