Lower Market Street

Penryn

TR10 8BG

Guide Price £139,950

- NO ONWARD CHAIN
- PERFECT FIRST HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- GRADE II LISTED
- PROPERTY IS BEING SOLD WITH QUARTER OF THE FREEHOLD
- EXTREMLY POPULAR LOCATION
- IDEAL INVESTMENT WITH RENTAL INCOME OF 800PCM
- RENTAL YIELD OF 6.4%
- DOUBLE BEDROOM
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION

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Tenure - Leasehold

Council Tax Band - A

Floor Area - 678.12 sq ft

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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this deceptively spacious Grade II listed first-floor apartment, offered to the market with no onward chain and benefiting from an impressive 999-year lease. Rich in character and period charm, this unique home presents a rare opportunity for both first-time buyers and buy-to-let investors seeking a property with enduring appeal and excellent potential.

The current vendor also owns a 25% share of the freehold, which will be transferred to the new owner, adding long-term security and value to the purchase.

Internally, the apartment offers a bright and generously proportioned living room, creating a warm and welcoming space ideal for relaxation, entertaining guests, or working from home. The large, well-appointed kitchen provides an abundance of storage and worktop space, with ample room for cooking, dining and socialising, making it a true focal point of the home.

The accommodation is completed by a comfortable double bedroom, a stylishly presented bathroom, and several built-in storage cupboards that enhance everyday practicality. Throughout, the property successfully blends its retained period features with modern functionality, creating a home that is both charming and highly liveable.

Further benefits include mains gas, water, drainage and electricity connections, along with a Council Tax Band A rating.

LOCATION

Penryn is a historic, character-filled Cornish town that blends its deep heritage with contemporary living. Famous for its narrow lanes, distinctive architecture, and friendly atmosphere, it offers a lifestyle rich in culture and convenience. As one of Cornwall's oldest settlements, its maritime past can still be seen throughout the waterfront and traditional buildings. Today, Penryn has grown into a lively centre with an expanding creative community, independent boutiques, inviting cafés, and artisan dining spots, making it an attractive place for both long-time residents and newcomers. The town also hosts parts of the University of Exeter's Cornwall campus and Falmouth University, bringing a vibrant student presence and youthful energy. With strong public transport connections including a train station offering direct routes to Truro and its close proximity to the bustling coastal town of Falmouth, Penryn provides an ideal mix of relaxed living with easy access to both urban conveniences and seaside attractions.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Skimmed ceiling. Smoke alarm. Two built-in storage cupboard .Telecoms system. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN

Skimmed ceiling. Double glazed windows to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Wall mounted Worcester gas boiler. Splash back tiling. Stainless steel wash basin with drainage board. Space for oven, under counter washing machine, tumble dryer and fridge freezer. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

LIVING ROOM

Skimmed ceiling. Sash windows to the front aspect. Two radiators. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM

Skimmed celling. Sash window to front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpet.

BATHROOM

Skimmed celling. Frosted double glazed window to the rear aspect. Mains fed shower. Wash basin. W.C. Radiator.

SERVICES

Additional benefits include connections to mains gas, drainage, water, and electricity, and the property falls within Council Tax Band A.

TENURE

The property is held on a 999-year lease granted in 1988 and is subject to a monthly sinking fund contribution of £70, together with an annual ground rent of £10.

The current vendor also owns a 25% share of the freehold, which will be transferred to the new owner, providing added long-term security and value.

MATERIAL INFROMATION

Verified Material Information

Council Tax band: A
Tenure: Leasehold
Lease length: 961 years remaining (999 years from 1988)
Ground rent: £10 pa
Service charge: £70 pcm
Property type: Flat
Property construction: Standard construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No

Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: ADSL copper wire
Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Good
Parking: On Street
Building safety issues: No
Restrictions - Listed Building: Grade II
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
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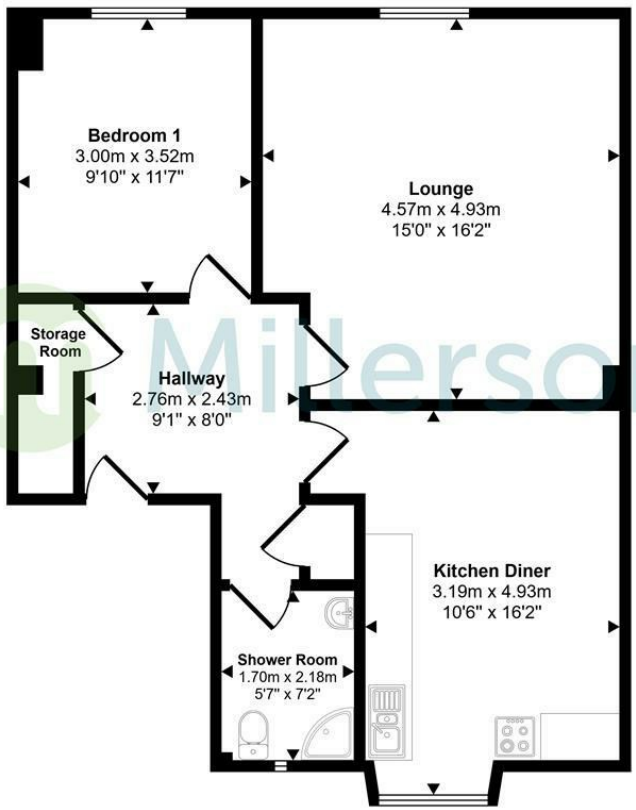
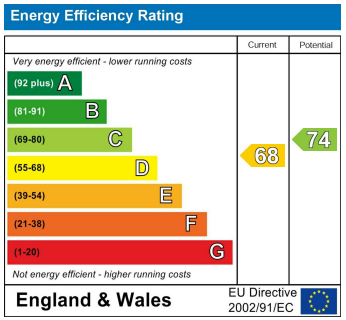
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
66 sq m / 706 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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