



St. Gluvias Street

Penryn

TR10 8BL

Guide Price £279,500

- NO ONWARD CHAIN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PROPERTY IS BEING SOLD WITH A THIRD OF THE FREEHOLD
- EXTREMELY POPULAR LOCATION
 - IDEAL INVESTMENT
- THREE DOUBLE BEDROOMS
- RENTAL INCOME OF 1490 PCM
 - RENTAL YIELD OF 6.4%
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 1442.36 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this spacious three-bedroom apartment, offered to the market with no onward chain and vacant possession. Previously let as a successful student property, it has demonstrated strong rental potential, while also offering an excellent opportunity for those seeking a well-proportioned home in a convenient location.

The accommodation comprises three generously sized double bedrooms, a bright and airy living space, a well-equipped kitchen, and a modern bathroom. The versatile layout lends itself equally well to family living, professional sharers, or those working from home.

Additional benefits include a private balcony, ample storage throughout, and a highly convenient position close to local amenities and transport links. With proven rental demand in the area, the property presents a compelling option for investors, while its space, layout and location make it an equally attractive and practical home.

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

(Please see all measurements on the floorplan)

FIRST FLOOR LANDING

Smoke alarm. Large built-in storage cupboard . Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN

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

sockets. Skirting. Vinyl flooring. Double glazed door leading out to the balcony.

LIVING ROOM

Double glazed window to the side aspect. Radiators. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

Skimmed ceiling. Double glazed window to side aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpet.

BEDROOM TWO

Skimmed ceiling. Double glazed windows to side aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpet.

BEDROOM THREE

Skimmed ceiling. Double glazed window to side aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpet.

BATHROOM

Skimmed ceiling. Frosted double glazed window to the side aspect. Mains fed shower. Wash basin. W.C. Radiator. Vinyl flooring.

SERVICES

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

TENURE

This property is leasehold with 988 years remaining on the lease.

AGENTS NOTE

As a one-third freeholder, any required external works will be split equally between the other freeholders.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 988 years remaining (999 years from 2015)

Lease restrictions: Check the lease

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

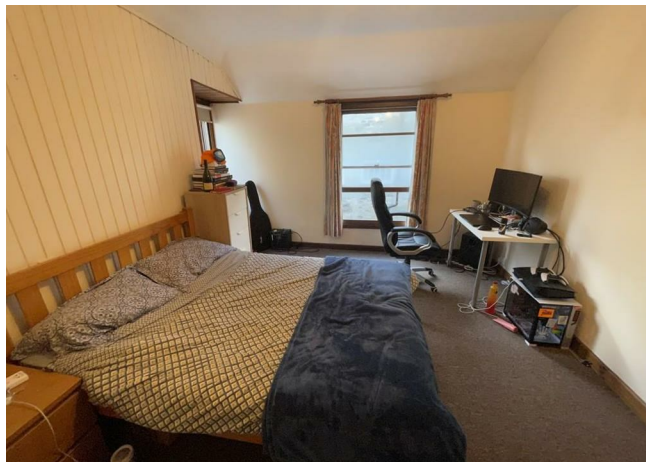
Water supply: Mains water supply

Sewerage: Mains

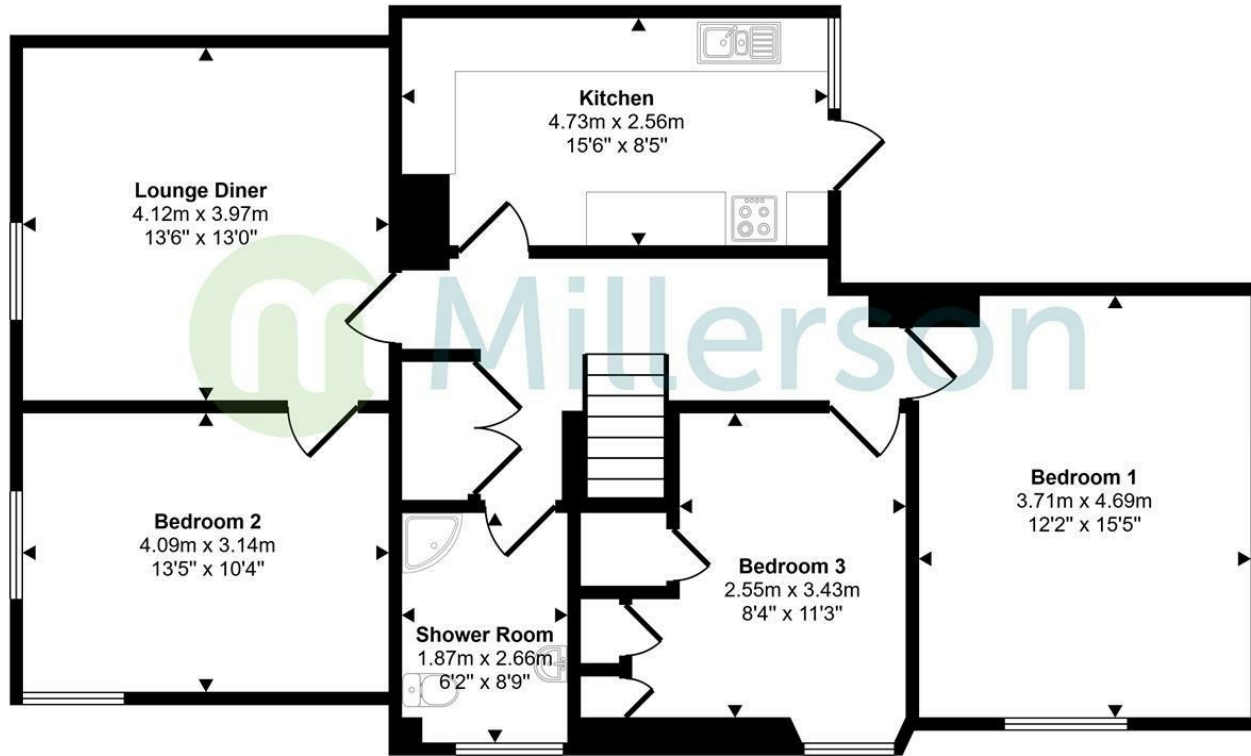


Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
Parking: None
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: It is not listed
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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Approx Gross Internal Area
92 sq m / 992 sq ft



First Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

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