Little Oaks

Penryn

TR10 8QE

Guide Price £149,000

- NO ONWARD CHAIN
- DOUBLE BEDROOM
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- 999 YEAR LEASE
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- CONNECTED TO ALL MAINS SERVICES
- PERFECT FIRST HOME
- IDEAL INVESTMENT
- COUNCIL TAX BAND A
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION

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Tenure - Leasehold

Council Tax Band - A

Floor Area - 462.84 sq ft

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present this charming and beautifully maintained one double bedroom apartment, ideally positioned in a highly sought-after and convenient location, just a short stroll from the heart of Penryn's vibrant town centre. Perfectly suited to first-time buyers, professionals, or those seeking a smart investment opportunity, this delightful home offers a superb combination of comfort, style, and practicality.

Step inside and you'll find a bright and generously proportioned living room, bathed in natural light and providing the perfect setting for both relaxing evenings and casual entertaining. The separate kitchen is well-equipped with a range of fitted units and integrated appliances, making it ready for immediate use. The spacious double bedroom offers a peaceful retreat, while the well-appointed bathroom features a full-sized bath with shower over, ideal for both busy weekday routines and relaxing soaks.

Additional benefits include modern double glazing, mains water, electricity and drainage, and a 999-year lease granted from 1980, with the reassurance of a peppercorn ground rent. The property also falls within Council Tax Band A.

LOCATION

Penryn is a historic and charming Cornish town that beautifully blends heritage with modern living. Known for its narrow winding streets, characterful architecture, and welcoming community, Penryn offers a unique lifestyle that's rich in culture and convenience. The town is one of Cornwall's oldest, with a fascinating maritime history that's still evident in its buildings and waterfront. Today, it's a vibrant hub with a growing creative scene, independent shops, cosy cafés, and artisan eateries, making it a popular choice for both locals and newcomers alike. Penryn is also home to part of the University of Exeter's Cornwall campus and Falmouth University, giving the town a lively and youthful energy. With excellent public transport links, including a train station with direct connections to Truro and beyond, and close proximity to the bustling harbour town of Falmouth, Penryn offers a fantastic balance of peaceful living with easy access to urban and coastal attractions.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC frosted double glazed door. Plug socket. Vinyl flooring. Stairs leading to:

LOUNGE/DINER

Smoke alarm. Two double glazed windows to the front aspect. Television point. Multiple plug sockets. Electric panel heater. Skirting. Carpeted flooring.

INNER HALLWAY

Access into a partial boarded loft space. Built-in storage cupboard, housing the hot water cylinder. Skirting. Carpeted flooring.

KITCHEN

Coving. Double glazed window to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Integrated electric oven and four ring-hob with extractor hood over. Stainless steel wash basin with drainage board. Space for under-counter fridge and washing machine. Multiple plug sockets. Skirting. Vinyl flooring.

BATHROOM

Extractor fan. Splash-back panelling. Shower over the bath. Wash basin. W.C. Vinyl flooring.

BEDROOM

Coving. Double glazed window to the rear aspect. A range of built-in storage cupboards. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

EXTERNALLY

PARKING

There is no allocated parking with this property. An abundance of on-street parking can be found close by.

SERVICES

Additional benefits include modern double glazing, mains water, electricity and drainage, and a 999-year lease granted from 1980, with the reassurance of a peppercorn ground rent. The property also falls within Council Tax Band A.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: A
Tenure: Leasehold
Lease length: 954 years remaining (999 years from 1980)
Lease restrictions: The property is subject to a peppercorn rent.
Property type: Flat
Property construction: Standard construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: Communal and On Street
Building safety issues: No
Restrictions - Listed Building: No
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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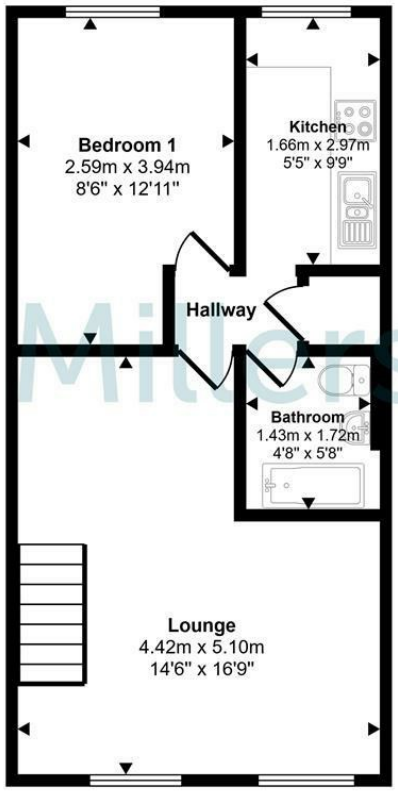
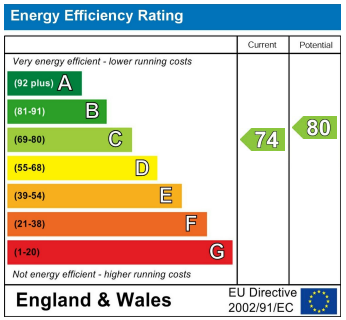
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
41 sq m / 436 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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