

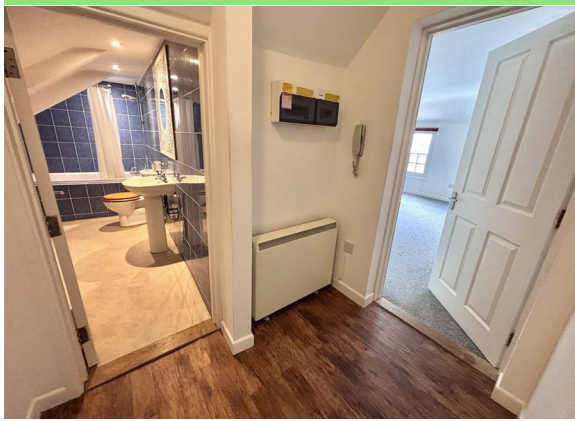
Lower Market Street

Penryn

TR10 8BG

Guide Price £115,000

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



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 398.27 sq ft



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E53

PROPERTY DESCRIPTION

Smart Millerson Estate Agency are delighted to present this deceptively spacious and characterful Grade II listed first-floor studio apartment, offered to the market with no onward chain and benefiting from an exceptional 999-year lease. Bursting with charm and original character, this unique home offers a fantastic opportunity for first-time buyers, downsizers, or buy-to-let investors seeking a property with timeless appeal and long-term potential.

The property also benefits from a share of the freehold, which will transfer to the new owner upon completion, providing added security, stability and value for years to come.

Internally, the apartment boasts a bright and generously proportioned open-plan living and sleeping area, creating a warm and inviting atmosphere ideal for relaxing, entertaining guests, or creating a comfortable work-from-home environment. Thoughtfully arranged to maximise both comfort and practicality, the studio layout offers ample space for lounge furnishings and a dedicated sleeping area while maintaining a light and airy feel throughout.

The property also features a compact yet functional kitchen, well-designed to make the most of the available space and offering everything needed for day-to-day living. The accommodation is further complemented by a stylish bathroom and a built-in storage cupboard, enhancing the practicality and versatility of the home.

Throughout, the apartment beautifully combines retained period features with modern-day convenience, resulting in a home that feels both charming and highly liveable.

Additional benefits include mains electricity, water and drainage connections, along with a favourable 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. Access to a partially boarded loft space. Consumer unit. Intercom entry system. Storage heater. Skirting boards. Vinyl flooring.

BEDROOM/LIVING/DINING AREA

Skimmed ceiling. Smoke alarm. Two sash windows to the front aspect allowing plenty of natural light. Television point. Multiple plug sockets. Skirting boards. Carpeted flooring.

KITCHEN

Skimmed ceiling. Attractive splash-back tiling. A range of wall and base fitted storage cupboards. Integrated electric oven with four-ring hob and extractor hood over. Stainless steel sink with drainer. Space for under-counter appliances. Multiple plug sockets. Skirting boards. Carpeted flooring.

BATHROOM

Skimmed ceiling. Extractor fan. Recessed spotlights. Attractive splash-back tiling. Mains-fed shower over the bath. Built-in storage cupboard housing the hot water cylinder. Wash hand basin. W.C. Vinyl flooring.

TENURE

Benefiting from an exceptional 999-year lease, the property also includes a share of the freehold, which will transfer to the new owner upon completion, offering enhanced security, long-term stability, and lasting value.

SERVICES

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

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 979 years remaining (999 years from 2006)

Service charge: £780/year

Council tax band: A

EPC rating: E

The building

Mid-terrace flat, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None

Heating features: Night storage

Broadband: ADSL copper wire

Mobile coverage: O2 good, Vodafone great, Three great, EE good



Parking: None

Risks and restrictions

Grade 2 listed

Not in a conservation area

No tree preservation order

Title register restrictions (CL233910):

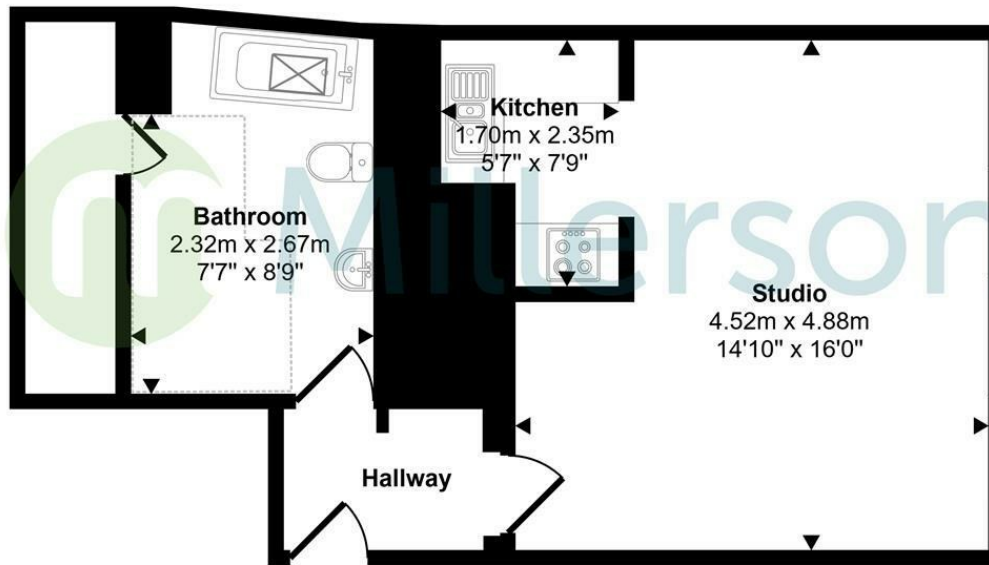
- The property must provide structural support and protection to the neighboring buildings.
- The owner must allow utility services, such as gas, water, and electricity, to pass through pipes and wires located on the property to serve neighboring land.
- The owner must allow neighbors to enter the property at reasonable times, provided they give written notice, to inspect or repair their utility pipes and wires.
- The owner must allow neighbors to enter specific areas of the property (marked on the official plan) to paint or maintain their own buildings if the work cannot be done any other way.
- The property must allow rainwater from neighboring roofs to flow into its gutters and downpipes
- The owner must allow a right of way for people to walk across specific passageways and yard areas, but only in the event of an emergency.

No environmental risks recorded
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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
42 sq m / 448 sq ft



Studio

 Denotes head height below 1.5m

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		
(39-54) E	53	74
(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

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