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**124**

## 8 Lescudjack Heights, Pendennis Place, Penzance, TR18 2FA

GUIDE PRICE **£100,000–£125,000\***

VACANT RESIDENTIAL

### Description

A vacant two bedroom ground floor apartment enjoying a tucked away location at the end of a no-through road and an elevated position in the popular seaside town of Penzance. The apartment has the benefit of a well equipped kitchen area with integrated appliances, a charming fully enclosed low maintenance patio style garden with greenhouse and seating area, along with an allocated parking space and additional visitors parking on an ad hoc basis. The property will doubtlessly appeal to the residential lettings fraternity and owner/occupiers alike with a 999 year lease which commenced in January 2011.

### Situated

Lescudjack Heights is situated in an elevated position and at the end of a no-through road in the ever popular seaside town of Penzance which offers a comprehensive range of shopping, educational and leisure facilities, along with a glorious promenade and Lido, a working harbour and sandy beaches, along with a mainline railway station and being readily commutable to the A30.

### Ground Floor

Entrance hall, open plan living accommodation with a well equipped kitchen and patio doors leading to its own private garden, two double bedrooms and a wet room.

### Outside

A fully enclosed low maintenance courtyard style garden with greenhouse and seating area. Allocated parking space to the front of the building, along with visitors car parking on an ad hoc basis.



### Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

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