

FOR SALE



Venton House, Treveth, Penryn
Guide Price £129,000

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- TOP FLOOR FLAT
- IDEAL FOR FIRST TIME BUYERS
- CENTRE OF PENRYN
- WALKING DISTANCE TO AMENITIES
- GOOD PUBLIC TRANSPORT NEARBY

A lovely, well proportioned, one-bedroom top floor flat, ideal for a first time buyer, located in the centre of Penryn.

This lovely one-bedroom, top (second) floor flat, is located a short distance from Penryn town centre. The flat consists of an open-plan kitchen / living space with doors opening onto a Juliette balcony. There is a fitted kitchen with integrated appliances and space for a dining table. There is a double bedroom and a spacious shower room with a vanity unit providing useful storage space, and a corner shower enclosure. The property is double glazed with electric heating. Off road parking.



With a thriving high street just steps away, you'll find plenty of amenities nearby, including delightful cafes, yoga and meditation studios and local independent boutiques. Bus and rail links are easily at your disposal with Penryn Railway Station just a 5 minute walk away.

Penryn is a 'stone's throw' from the larger town of Falmouth which has a vibrant cultural scene with Falmouth School of Art and Exeter and Falmouth Universities having campuses dotted around the area as well. Penryn Tremough Campus is around a 20 minute walk. The local beaches of Swanpool and Gyllyngvase are a short drive or cycle ride away, along with a choice of coastal and countryside walks.

Leasehold

Term : 125 years from 1 January 2008 / 107 years remaining

The ground rent is currently £400 per year, paid in 4 quarters and will increase to £800 from January 2028.

The ground rent doubles every decade.

Service Charge – paid yearly and in advance, on 14th June 2024, was £1,747.22.

EPC – C

Council Tax Band A

UPVC Double Glazing

Off Road Parking



Approx Gross Internal Area
40 sq m / 432 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.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.