

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



# **Venton House, Treveth**

Guide Price £129,000

- 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 14<sup>th</sup> June 2024, was £1,747.22.

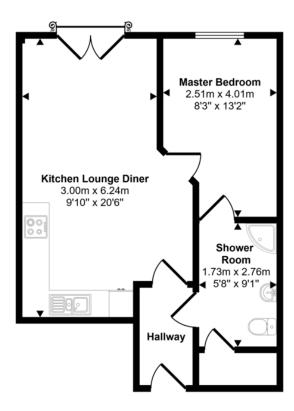
EPC – C
Council Tax Band A
UPVC Double Glazing
Off Road Parking







#### 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.

## **Martin & Co Falmouth**

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