Flats 2 & 3, 6 Kings Road, Penzance, Cornwall TR18 4LG

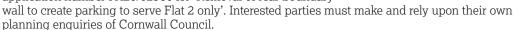
GUIDE PRICE **£450,000+***

RESIDENTIAL INVESTMENT



Description

The first and second floors of this sizeable, detached period property situated in the prestigious Kings Road/Alverton area of Penzance. The property retains a wealth of character features and is currently loosely arranged as four flats, offering the potential for formalisation into three or four large self-contained flats, a sizeable family home, or as a break-up and resale opportunity. To the rear of the property is a courtyard area with a grant of conditional planning permission in place, under application number PA20/02960 for 'Removal of rear boundary





Kings Road is in the highly sought after Tredarvah area of Penzance, within easy walking distance of the town centre, Morrab Gardens and the Promenade. Penzance offers a range of high street and bespoke shopping facilities, cafes and restaurants, along with a mainline railway station and readily commutable to the A30.

Ground Floor

Rear entrance hall/utility area with stairs rising to the first floor landing.

Accommodation First Floor

Flat 2: Entrance hall, lounge/diner (with internal staircase to Flat 2A), kitchen, two bedrooms and bathroom. Flat 3: Entrance hall, lounge/diner, kitchen/

breakfast room, utility room, two bedrooms and bathroom.

Second Floor

Landing, communal lounge area giving access into: Flat 2A: Sitting room, kitchen, utility room, bedroom and bathroom. Flat 3A: Kitchen/diner, bedroom and bathroom.

Outside

Rear courtyard garden area with storage facilities and planning permission for the creation of car parking to serve Flat 2.





Viewings

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