

LOT  
8

2 Borea Court, Nancledra, Penzance, Cornwall TR20 8LQ

\*GUIDE PRICE £130,000+



A two bedroom duplex style apartment, with two off-road parking spaces and a garage, set in Nancledra, on the fringes of St. Ives and Penzance.

#### DESCRIPTION

A purpose built ground floor duplex apartment offers split level accommodation including a lounge with garden access, kitchen, half storey to the rear with a bathroom and two bedrooms. The property also benefits from a garage in a block with two parking spaces and its own garden to the front.

#### LOCATION

Nancledra is located in South Cornwall under the Penzance district. The hamlet features its own primary school and regular bus service to the surrounding area, situated approximately three miles from St Ives and three miles from Penzance. There are lovely countryside walks to enjoy in this pleasant rural setting.

#### ACCOMMODATION

**Apartment** Entrance hallway and a half staircase set to the rear level, kitchen, lounge, bathroom and two bedrooms.

**Outside** To the front is a garden area for use with this apartment.

**Garage** Accessed from the private driveway to a garage in a block, with a parking space in front of the garage and a second parking space opposite.

#### NOTE

The seller would welcome the opportunity to rent back the apartment from a buyer. The freehold is split between the four apartments and they form their own management company.

#### EPC

Energy Efficiency Rating – E

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by appointment only with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.

