



An ideal investment property containing five apartments and a communal courtyard area.

#### LOCATION

Alexander Road is situated on the sought after seaward side of Penzance, just a short distance from the promenade which is conveniently located in close proximity to the town centre facilities and amenities.

#### DESCRIPTION

A three storey period property set in a favoured location within Penzance. The property has been converted into three one bedroom apartments and two studio apartments. To the rear is a communal courtyard area. Nancothan House has proved to be a reliable residential lettings venture over the years generating an income of approximately £25,440 PAE when fully let. The property is likely to appeal to an investor as a continuing income or a break up and re-sale opportunity.

#### ACCOMMODATION

**Ground Floor** Entrance hallway. Inner hallway. Communal storage area and access to the courtyard at the rear. Apartment one which contains a lounge, bedroom, kitchen and bathroom. Half landing to apartment two from the first set of stairs. Apartment two features a hallway, open plan living/bedroom, kitchen and bathroom.

**First Floor** Landing leading to apartments three and four. Apartment three features a hallway, lounge, bedroom, kitchen and

bathroom. Apartment four contains an open plan living/bedroom, kitchen and bathroom.

**Second Floor** Landing area leading to apartment five which features internal stairs to a landing area, kitchen, open plan living/bedroom and bathroom.

**Outside** To the rear of the property is an enclosed communal courtyard. To the front is a walled frontage.

#### EPC

Energy Efficiency Ratings as follows: Flat 1 – E. Flat 2 – F. Flat 3 – E. Flat 4 – E. Flat 5 – D.

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

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

