

3 Regan Court Kernick Road, Penryn

Guide price £175,000 Leasehold

Two double bedroom first floor flat with an allocated residents parking space and garage. An ideal investment opportunity or home. To be sold as vacant possession available immediately and no onward chain.

- First floor flat with two double bedrooms
- Conveniently located to Schools, Uni Campus, transport links and town
- Tenanted for last 10 years successfully
- To be sold as vacant possession with no onward chain
- Investment opportunity or a residential home
- Large living room
- Kitchen / Diner
- Garage and parking space
- PLEASE WATCH OUR WALK THROUGH VIDEO TOUR

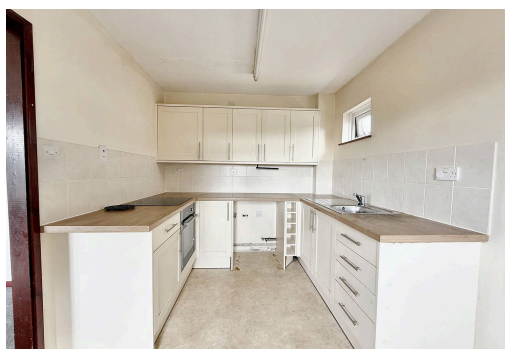
THE LOCATION

Situated on Kernick Road, just a short walk from ASDA and Penryn town centre, this property offers excellent transport links, with regular buses and a nearby train station connecting to Falmouth, Truro, and London Paddington. Penryn is a historic market town with a vibrant community, good schools, and strong local amenities, including Penryn College with its outstanding reputation. The town is benefiting from ongoing regeneration, particularly around the Harbour Village and the University of Cornwall, adding to its appeal. Falmouth, just two miles away, provides additional shopping, education, and leisure facilities.



THE PROPERTY

A development built in the 1990's offering generous accommodation and a convenient position in Penryn Town; this first-floor apartment with communal entrance and providing pleasant views over rooftops towards countryside in the distance. Accommodation comprises two double bedrooms, bathroom, a kitchen/diner and an opening to a spacious living room. The property further benefits from a resident's parking space and a garage with a modern up and over door. A superb investment opportunity with the previous tenants in residence for the last 10 years successfully but would also make a great residential purchase. To be sold as seen with vacant possession and no onward chain.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

A double-glazed door leading into a communal hallway with a wide turning staircase leading to the first floor with a triple aspect outlook leading up the stairs. Wooden door with spy hole providing access to....

ENTRANCE HALLWAY

Long hallway with electric fuse box, coat hoots and a door leading through to...

LIVING ROOM

A spacious living area with plenty of room for furniture and a large double glazed bay window providing a pleasant outlook over rooftops with countryside views in the distance. Electric night storage heater and tv aerial points. Door accessing the inner hallway and an opening to...





KITCHEN/DINER

A dual aspect fitted kitchen with plenty of wall and base units and space and plumbing for a washing machine and a fridge freezer. A good amount of worktop surfaces with a tiling splashback and a stainless-steel sink. Electric oven, hob and extractor fan above and a double glazed window to the side aspect and a further window to the dining area offering similar views as the living room window. Electric night storage heater.

INNER HALLWAY

Doors providing access to the two bedrooms and bathroom. Airing cupboard housing the hot water immersion tank.

BEDROOM ONE

Double bedroom, double glazed window to rear the aspect. Electric radiator.

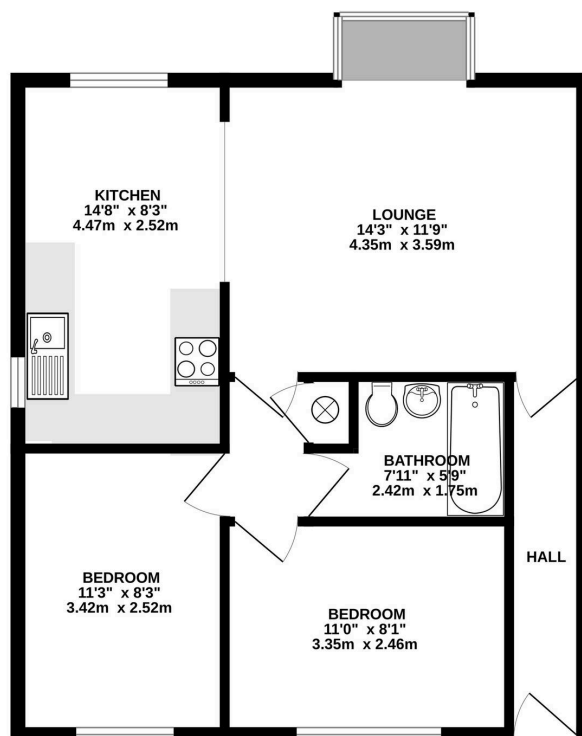
BEDROOM TWO

Double bedroom, double glazed window to the rear aspect. Electric radiator.

BATHROOM

Requiring modernization and currently housing a paneled bath with mains shower fixing over and tiling surround, a WC and a wash basin. .

GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GARAGE

Private single garage with modern up and over door set in a block of five garages.

ALLOCATED PARKING

Private residents parking space listed as number 3 is located to the rear of the building between the blocks of two garages.

TENURE

999-year lease from Mar 1990. Penryn Management Company Ltd. is not a profit-making company. It consists solely of the owners of the properties in Regan Court. The buyer will immediately become a shareholder owning one-ninth of the company. At the AGM of the company, the owners decide on all matters such as the monthly Management Charges, the programme of maintenance of the shared areas etc. The Chairman and two directors are elected annually by the members. Ground rent £5 per year. Maintenance charge £90 per month, which includes the buildings insurance, general maintenance of the grounds and is reviewed annually with an AGM meeting with all leaseholders. No pets allowed.

Council Tax: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

SERVICES: Mains electricity, water & drainage. Electric night storage heaters and standard electric heaters. Double glazed windows and external doors.

Heather & Lay
The local property experts

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.