

**FOR SALE**



**College Hill, Penryn**  
**Guide Price £173,000**

  
**MARTIN&CO**



# College Hill, Penryn

Guide Price £173,000

- FIRST FLOOR APARTMENT
- RESIDENTS PARKING
- COMMUNAL GARDEN
- SMALL DECKED PATIO
- LEASEHOLD - 106 YEARS REMAINING

This one-bedroom, modern first floor apartment has a fantastic location just outside of the centre of Penryn and even benefits from residents' parking. Just a short walk to the centre of Penryn and a little over 1 mile to the University of Exeter, Tremough Campus.

Situated on the first floor, the apartment has a quiet position to the rear of the building, looking onto the communal garden area. There is a lovely open-plan living room and kitchen, with space for a dining table as well as a seating area and French windows lead outside to a little decked area and the communal garden.

At one end there is a fully fitted kitchen with integrated appliances, including a fridge-freezer, washing machine, oven and electric hob with extractor hood.

The bedroom has a quiet position to the rear of the building and has room for a double bed as well as plenty of space for a wardrobe and chest of drawers.





There is a modern shower room which has a built-in shower with glass door. There is a vanity unit with storage cupboard and shelf with above counter ceramic-bowl sink and mixer taps. The toilet has a hidden cistern, and the room is complemented by a large mirror and stainless steel towel radiator.

Wyndham House is modern block of flats, constructed in 2007, located off College Hill, a short walk to the centre of Penryn and a little over 1 mile to the University of Exeter, Tremough Campus. The property benefits from a spacious communal entrance, residents' parking, bike racks & communal garden.

Leasehold - 125 years from 1 January 2007 (106 years remaining)

Service Charge £1320 per annum

Ground Rent £148 per annum

EPC C

Council Tax Band A

UPVC Double Glazing

Off Road Parking

Heating and Hot Water: Electric

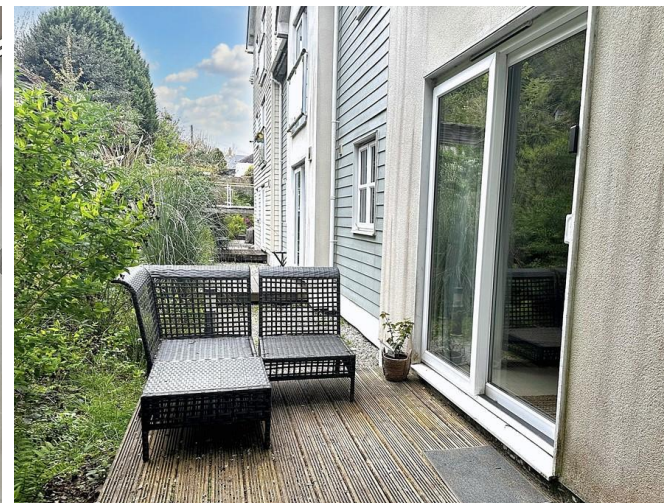
Electric Supply : Mains

Water Supply: Mains/Metered

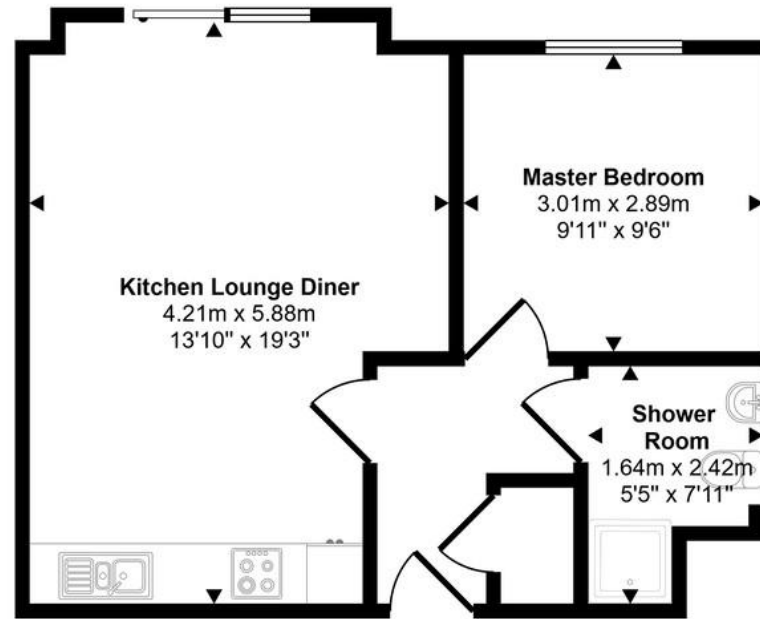
Drainage/Sewage Supply: Mains

## LOCATION

Penryn is an active university town, with an historic harbour and town centre hosting a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous quaint pubs nestled amongst its cobbled streets. The town is well-served by three supermarkets (Lidl, Sainsbury's and Asda) and benefits from good communication links with Falmouth via its bus service and train station, which links to Truro City and the mainline to London Paddington. It's an excellent location for exploring South Cornwall and for making the most of the local beaches and countryside.



Approx Gross Internal Area  
41 sq m / 437 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

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: [falmouth@martinco.com](mailto:falmouth@martinco.com)

01326 697696

<http://www.martinco.com>



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