

**FOR SALE**



**Killigrew Street, Falmouth**  
**Guide Price £165,000**

  
**MARTIN&CO**



## Killigrew Street

Guide Price £165,000

- FIRST FLOOR FLAT
- CENTRAL FALMOUTH
- SMALL REAR GARDEN AREA
- AVAILABLE VACANT
- TWO BEDROOMS

A fantastic opportunity to purchase a bijoux, two bedroom, first floor flat in a popular, central location, a few minutes' walk to all the amenities of The Moor and ideally situated for the Woodlane Campus of Falmouth University.

This attractive, Victorian, stone fronted building on Killigrew Street is divided into four flats. Flat 3 is approximately 432 sq ft / 40 sq m and has an entrance hall, a fitted kitchen, a lounge with a window fronting Killigrew Street, a modern shower room and two bedrooms, one to the front and one to the rear. There is also a small garden area to the rear.





EPC E

Council Tax Band A

Electric Heating and Hot Water

No Allocated Parking

Leasehold Term : 125 years from 1 June 2010 (110 years remaining approx.)

Service Charge : TBC

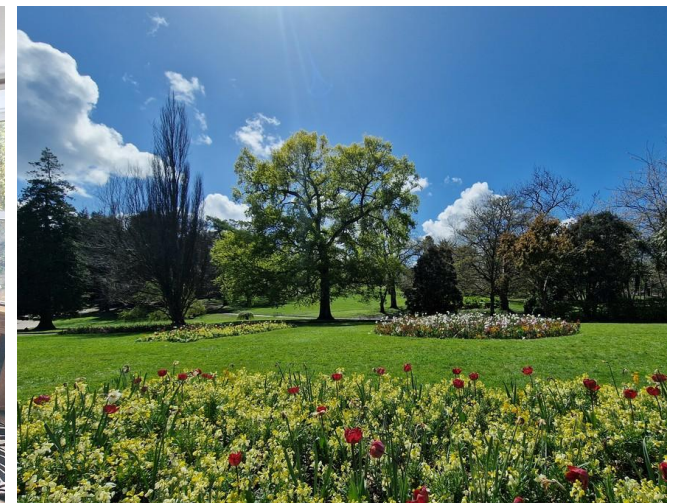
Mains, Electricity, Water and Sewage

432 sq ft / 40 sq m

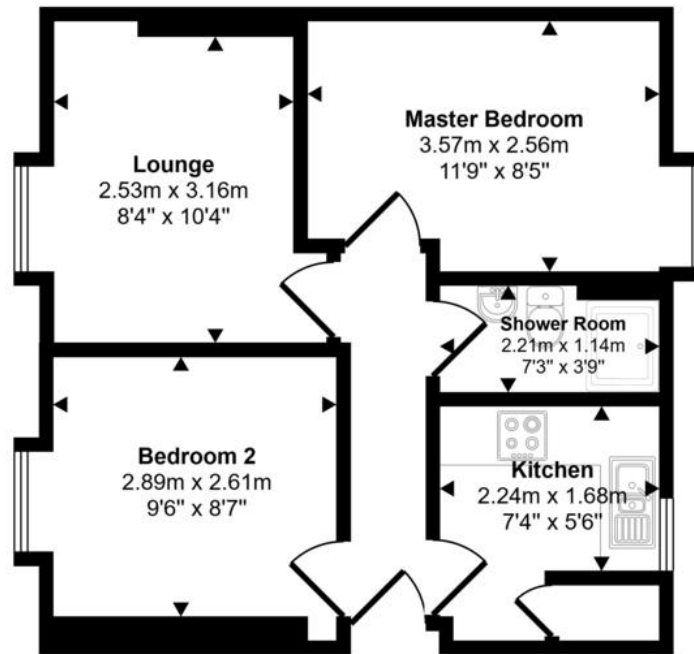
#### LOCATION :

Killigrew Street is ideally situated for all the shops (including Tesco Express) , cafes, pubs and other amenities around The Moor and the high street. It is also just a 10 minute walk to the Woodlane campus of Falmouth University and Gyllyngvase Beach is approximately a half hour walk away. Multiple bus routes also run nearby making public transport a great option. Kimberley Park is also just a stone's throw away, providing a green oasis in which to walk and relax as well as being a venue for numerous outdoor events throughout the year.

Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK. Additionally, Falmouth is also a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area  
40 sq m / 432 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

01326 697696

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.