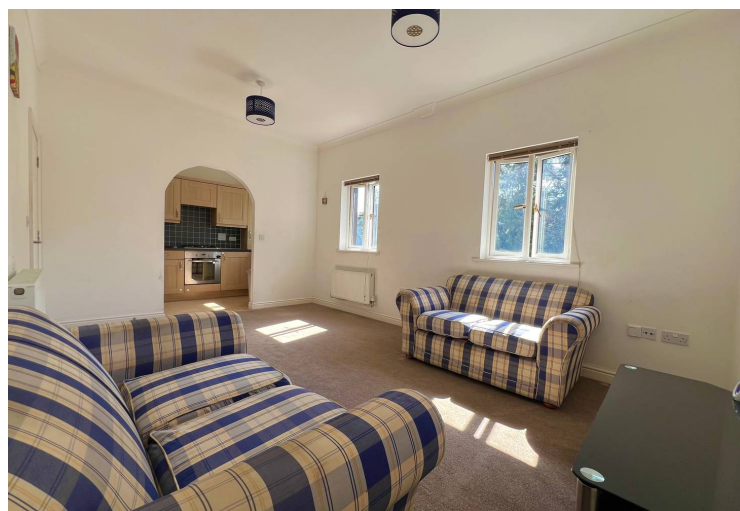




49 Calver Close, Penryn

Guide price £195,000 Leasehold

Top floor apartment with countryside and river views. Quiet with only 3 units in the block. 2 bedrooms, open plan living, garage. Central location with good amenities and transport links.

- Modern Development
- Countryside & River views
- Garage (18'3" x 8'2")
- Open Plan Living/Dining/Kitchen
- Convenient Central Location In Penryn
- Remainder of 999 year leasehold
- Double Glazed Windows
- Two Bedroom Top Floor Apartment
- NO ONWARD CHAIN

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

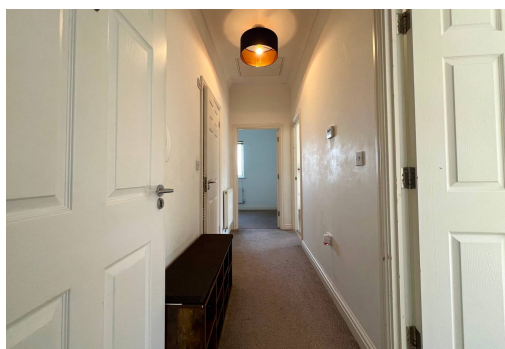
THE PROPERTY

Being on the top floor the apartment is light and inviting and has appealing views over the countryside and the river. There are only 3 apartments in the block of 49 meaning it is quiet and peaceful. The communal gardens are located to the rear of the building making any time spent there very private. The apartment comprises two double bedrooms, an open plan living/ dining area, kitchen, white three piece suite and a single garage only a short walk from the communal entrance.



THE LOCATION

Calver Close is a modern development offering cul-de-sac and peaceful living whilst being located centrally in the historic and creative town of Penryn. Walking distance to amenities, a nursery, junior school and secondary school. The town enjoys good communication with its neighbouring town, Falmouth via its bus service and train station, which links to Truro City and onward to mainline Paddington. Penryn enjoys something of a renaissance witnessed in the regeneration and development of Penryn's inner harbour area, providing riverside accommodation and extensive and exciting dining options. Penryn Campus is occupied by both Falmouth and Exeter Universities sharing buildings, facilities and services as part of the combined universities in Cornwall projects; this recent transition into a University town is creating a real 'buzz' for the area. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, businesses, leisure facilities and beautiful beaches along the South Cornish coastline.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

COMMUNAL ENTRANCE

Accessed via a pathway leading up to the communal front door with telephone entry system. Turning stair cases leads up to the top floor landing where you will find number 49.

HALLWAY 13' 1" x 3' 10" (3.99m x 1.17m)

White panel doors providing access to the open planning living/dining/kitchen area, two double bedrooms and the bathroom. Storage cupboard useful for coats and shoes, housing the electrical consumer unit. Radiator.

LIVING/DINING AREA 16' 6" x 11' 4" (5.03m x 3.45m)

A bright and open living space with two UPVC double glazed windows to the rear facing Southerly and a further window to the side aspect. Two radiators, BT, TV and plug sockets. Opening to:





KITCHEN 11' 4" x 5' 10" (3.45m x 1.78m)

UPVC double glazed window to the rear aspect facing Southerly. Plenty of wall and base wood effect cupboards with integrated appliances including oven with four ring gas hob and built in extractor fan, washing machine and a 1.5 stainless steel sink with mixer tap. Ample worktop surfaces with tiled splashback. Cupboard housing the gas combination boiler and space for tall standing fridge freezer.

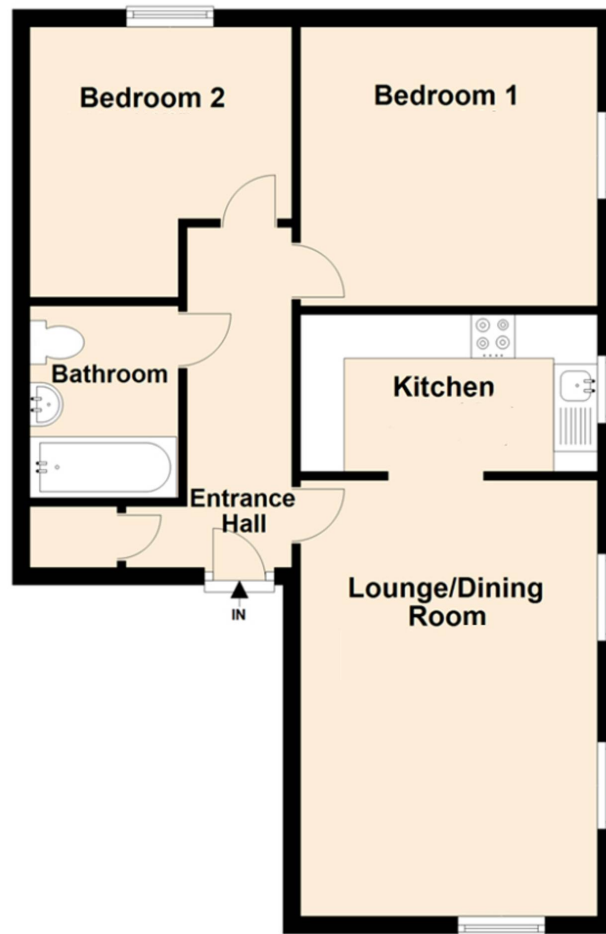
BEDROOM ONE 11' 3" x 10' 8" (3.43m x 3.25m)

Spacious and bright double bedroom with uPVC double glazed window to the rear aspect facing Southerly and a lightly wooded outlook. Radiator.

BEDROOM TWO 10' 2" x 9' 9" (3.10m x 2.97m)

'L' shaped double bedroom with UPVC double glazed window to the side, far reaching views overlooking countryside and toward Penryn river. Radiator.

Top floor apartment
Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 53.9 sq. metres (580.2 sq. feet)



BATHROOM

7' 3" x 5' 7" (2.21m x 1.70m)

White three-piece suite comprising a panelled bath with a handheld mains shower fixing, glass screen and tiling surround, wash hand basin and a WC with low level flush. Shaver points and a heated towel radiator.

GARAGE

18' 3" x 8' 2" (5.56m x 2.49m) Up and over metal door. Only a short walk from the apartment building.

TENURE

TENURE: 999 years from 2007. Managing Agent: Plymouth Block Management. The current service charge £1,402.69 per annum for the amenities (grounds). Ground Rent £160 pa (fixed).