



## 8 Millennium Apartments, Browns Hill, Penryn, TR10 8GL

**£179,950 Leasehold**

A first floor spacious two double bedroom apartment with 22ft long living space opening out onto a South facing balcony overlooking the communal gardens. A fantastic development beautifully cared for with masses of parking and each block enjoying the use of a spacious roof terrace. No onward chain.

## REF NO. 11211

- First floor apartment
- Two double bedrooms
- 22ft long living space with kitchen off
- Private South facing balcony overlooking communal gardens
- Well renowned and cared for development
- Masses of residents and visitor parking
- Large roof terrace shared only with five other flats
- No onward chain

**THE LOCATION** Millennium Apartments (as the name suggests) was completed in the year 2000 and in the 20 years since has proven itself an outstanding development. This is because of its individual Mediterranean style, beautiful communal garden set next to the river and well-kept grounds throughout. Here you are walkable into town or to Penryn train station and beyond, whilst it is incredibly convenient to jump on to the A39 in a car within minutes towards Helston or Truro. The town is a historic and ancient market town with an active community and excellent everyday facilities including a nursery, primary and secondary schools. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro city and mainline Paddington. Penryn is enjoying 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 project; this recent transition into a University town is creating a real 'buzz' for the area. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities and was recently voted 'the best place to live in the South West' in the prestigious Sunday Times guide.

**THE PROPERTY** Originally the 'show flat' for the entire scheme and it is easy to see why the developers wanted to show this particular apartment off! Set within this block towards the rear corner of Millennium Apartments, shared only with five other flats. The attractive decorated communal hallway and stairwell rises to the first floor where a front door provides access to number 8. The spacious hallway with storage immediately impresses which in turn opens out into the 'L shaped' 22ft long living and dining space with fully fitted kitchen off, there are also two good sized double bedrooms and bathroom. All is well presented and as you would expect from a modern low maintenance purpose-built development finished to a good standard. The living space and balcony off is of particular mention with its South facing orientation and enjoying a private green outlook over the communal gardens with the sound of the running stream below. This is a superb and liveable home, perfect bolt hole or investment to be proud of - available with no onward chain and recommended.

### ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

**COMMUNAL ENTRANCE** Shared only with five other apartments. Phone entry system, large carpeted stairwell with lighting and decorated attractively. Up to first floor via turning staircase and first door on right into...

**HALLWAY** Now within the flat a spacious hallway provides access to both bedrooms, bathroom and living space. Carpet throughout, spotlights, large double width storage cupboard with shelving and hanging rail, separate single storage cupboard housing the water tank with shelving above.



**LIVING & DINING ROOM** 22' 2" (6.78m) x 15' 0" (4.58m) reducing to 8' 11" (2.72m) A cracking L shaped room with plenty of space for lounge and dining. South facing with light flooding in from window and double opening glazed doors to balcony with slim windows either side also. Laminate flooring throughout, two radiators, lighting.



**BALCONY** South facing and overlooking the communal gardens with the sound of the stream below. Space for seating, high railing and a green outlook.



**KITCHEN** 9' 9" x 6' 11" (2.98m x 2.11m) Fully fitted kitchen off the living space, laminate flooring continue, spotlights, base and eye level units, worktop, tiled splashback, one and a half sink with drainer, electric oven and four ring hob, extractor over, space for tall fridge/freezer, under counter space and plumbing for washing machine.



**BEDROOM ONE** 11' 3" x 10' 1" (3.44m x 3.09m) Good sized double bedroom with window overlooking the attractive entrance to the development, carpet, radiator, lighting.



**BEDROOM TWO** 11' 10" x 7' 8" (3.63m x 2.36m) A second double bedroom with window and same lovely outlook, carpet, radiator, lighting.

**BATHROOM** 7' 3" x 6' 7" (2.21m x 2.02m) Good sized bathroom, vinyl flooring, tiled walls, spotlights, extractor, heated towel rail, low level flush WC, basin, bath with shower over and glazed folding door.



## OUTSIDE

**PARKING** Masses of communal parking at the front of the development for residents and visitors, gated entry off the road.



**COMMUNAL SPACES** Known for its well-kept and attractive communal areas to all sides including the entrance, path to the individual blocks and beautiful communal gardens to the South side of the building which make up several lawned areas enclosed by plants and trees bordered by a meandering stream far below - all of which is enjoyed by this specific apartment from the first floor balcony.

On the third floor is a large roof terrace shared only with the five other flats - sunny orientation with sheltered areas and lovely views across Penryn. To the entrance side are bin stores and an outside tap with hose.



**TENURE** TBC

**DIRECTIONS:** Leaving Falmouth via Draceana Avenue go past Ocean BMW and across the Penryn Bridge and onto Commercial Road and after the park on your left turn left into Brown's Hill and at the "T" junction (facing Hawkins Motor's) turn right and Millennium Apartments will be seen on the left hand side.

#### GENERAL INFORMATION

**Services:** Mains electricity, water & drainage

**Council Tax:**

**Tenure:** Leasehold

**EPC Rating:** B

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**VIEWING DETAILS:** Strictly by prior appointment please with Heather & Lay, 3 Church Street, Falmouth Telephone: 01326 319767

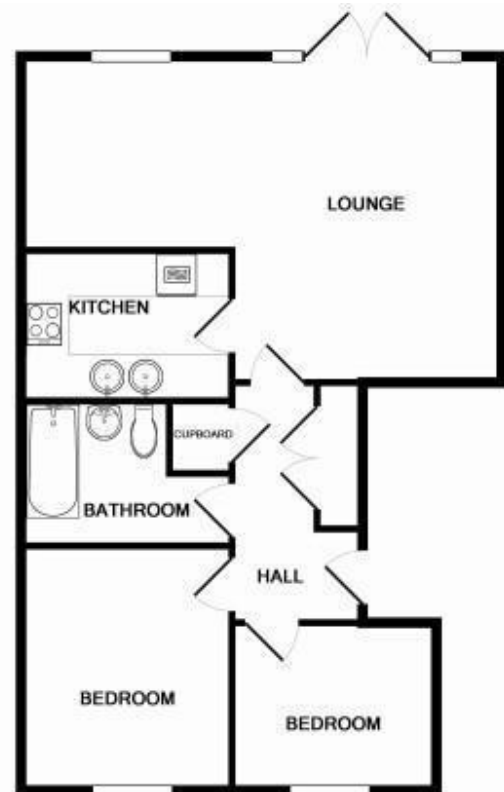
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#### FLOOR PLANS



TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.1 SQ.M.)  
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