



Laskowski  
&Co



## 43 Wyndham House, College Hill, Penryn, TR10 8FE

£175,000

A well presented 1 double bedroom apartment located in perhaps one of the best positions in this modern apartment block, enjoying views over the garden, and 'tucked away' in a quiet position behind the centre of Penryn. An ideal first time buy, 'low maintenance' downsize move, or investment.

### Key Features

- 1 double bedroom apartment
- Prime position overlooking garden on top floor
- Parking
- Modern and well presented
- Close to the centre of Penryn
- EPC rating C







## THE ACCOMMODATION COMPRISES

Number 43 is situated on the top floor of this building and, therefore, could be described as a penthouse! A broad communal reception hall has an external entry-phone system and, at ground floor level, there is space for bike storage to either side of a broad easy rising staircase which stainless steel handrails and glazed balustrading which ascends to the top of the building. At each level there is a large landing with inner landings leading to the flats, and off the mid landing between floors one and two, there is access to the residents communal rear garden area. On the top floor - third floor - there is a high level Velux providing much natural light, with an inner landing which only leads to Apartments 42 and 43. Each mid landing enjoys the outlook over the rear gardens and throughout the stairwell there is automatic courtesy lighting, as well as emergency lighting.

### RECEPTION HALL

Access to over-head loft storage area, large boiler cupboard housing PolsaCoil boiler, timer switching, linen shelving, hanging rail and storage space.

### OPEN-PLAN KITCHEN, DINING AND LIVING ROOM

A very well proportioned open-plan living area with fitted kitchen with fitted base and wall units with round edge worksurfaces between. Inset stainless steel sink unit with mixer tap, integrated washing machine, four-ring electric hob with stainless steel splashback and illuminated filter canopy over. ElectriQ oven/grill below. Integrated Electrolux fridge and freezer units, timber-effect flooring. Living/dining area with broad sliding double glazed patio door with Juliet balcony providing an attractive elevated outlook over the communal rear gardens. TV and satellite connection points, entry intercom system. Electric convector heater.

### BEDROOM

uPVC double glazed window to the rear elevation, again enjoying an attractive and lightly wooded outlook. Programmable electric heater, telephone point and TV aerial sockets.

### SHOWER ROOM/WC

Contemporary white suite comprising a circular wash hand basin with mixer tap and low flush WC with concealed cistern, both set in vanity unit with cupboards below, mirror, inset downlighters and shaver socket over. Walk-in shower cubicle with mains-powered shower, part panelled walls, towel rail/radiator, extractor fan.

## THE EXTERIOR

### PARKING

43 Wyndham House benefits from parking in the extensive pavia forecourt although we understand the spaces are unallocated.

### COMMUNAL REAR GARDENS

Accessed from the mid landing, providing a lawned area ideal for sitting out due to the sunny southerly aspect. Communal bin store.

## GENERAL INFORMATION

## SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject so supplier's regulations).

## COUNCIL TAX

Band A - Cornwall Council.

## TENURE

Leasehold - 125 year lease commencing 2007 (renewable). The management company is run by Belmont Property Management with a monthly service charge of £85 to include: buildings insurance, external and shared maintenance costs, recycling removal, gardening, window cleaning and all other shared fees. There is an annual ground rent of £150 paid in quarterly instalments. We understand no holiday letting is permitted however long term letting is allowed.

## POSSESSION

Vacant possession upon completion of the purchase, although the existing tenant would like to remain if the property is to be purchased by a landlord/landlady.

## VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

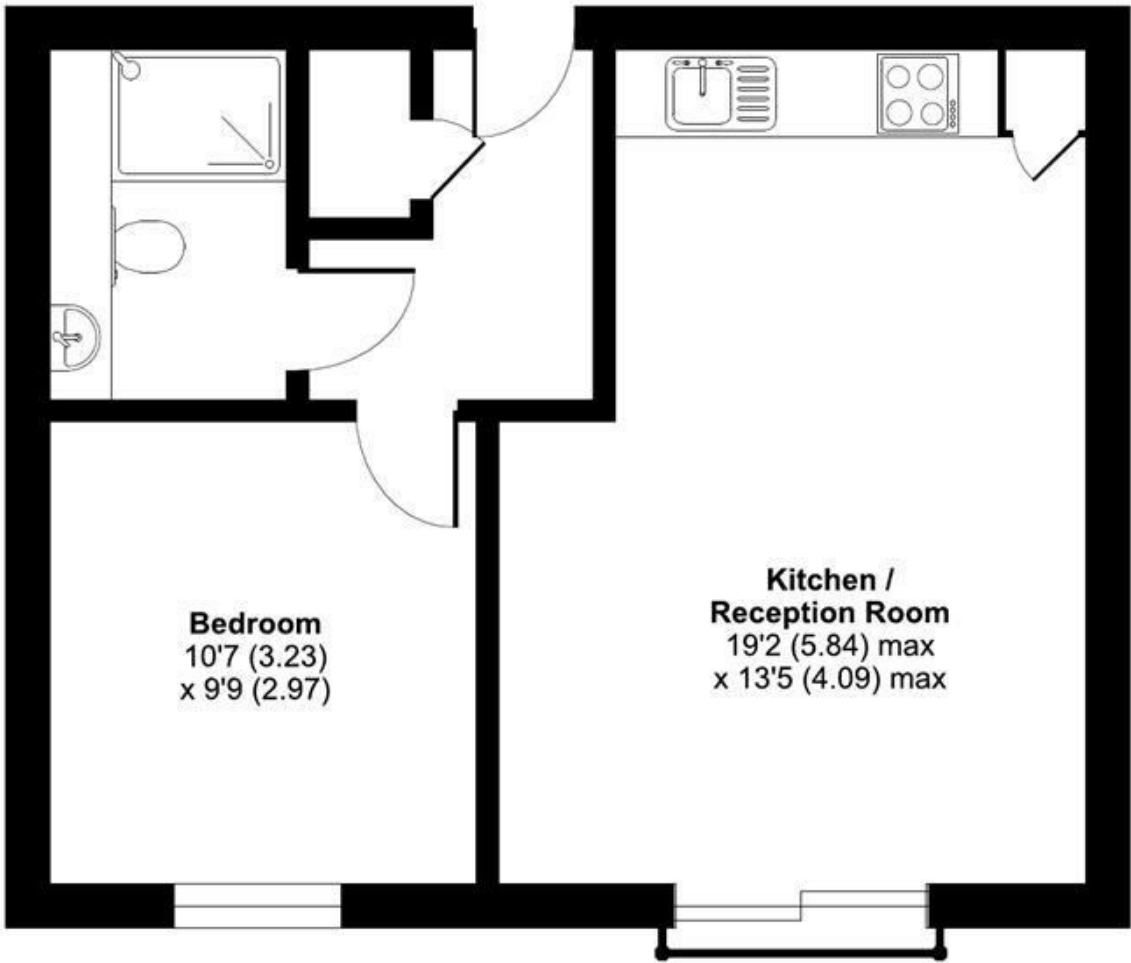
## DIRECTIONAL NOTE

Proceed out of Falmouth in the direction of Penryn along Ponsharden. Immediately before the Penryn Bridge, turn left onto Eastwood Road, at the end of which continue directly across onto Glasney Terrace, After approximately 300m turn left into College Hill and Wyndham House will be immediately facing you after a short distance.

Floor Plan

College Hill, Penryn, TR10

Approximate Area = 441 sq ft / 41 sq m  
For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2025. Produced for Laskowski & Company. REF: 1321587