



Penryn

A lovely first floor apartment
Set in Penryn's Harbour Village
Ideal home or investment
Gas central heating, double glazing
Fitted kitchen with appliances
Lounge/dining room with balcony
Two double bedrooms (one en-suite)
Luxurious main bathroom in white
Solid medium oak flooring
Being sold with the benefit of 'no onward chain'



Guide £250,000 Leasehold

ENERGY EFFICIENCY RATING – BAND B

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK6858



This lovely first floor apartment is set in a select block of three apartments and is considered ideal as a home or investment opportunity.

This well appointed property has benefits including; gas fired central heating by radiators, sealed unit double glazed windows and doors, solid oak flooring in some rooms, fitted kitchen with built-in appliances and a 16' balcony which faces South and West taking full advantage of the afternoon and evening sunshine.

The bright and airy accommodation includes an entrance vestibule, reception hall, lounge/dining room, fitted kitchen, two double bedrooms (one en-suite), luxury main bathroom and a balcony at the rear.

The historic borough town of Penryn and the harbourside town of Falmouth is easily accessible either by foot or via a bus service situated on Penryn Bridge. Penryn's main town centre and Commercial Road has an eclectic selection of shops, cafes, public houses and several art galleries that can be enjoyed. The bustling town centre of Falmouth is also popular and is host to a number of festivals throughout the year including The Sea Shanty, Oyster Festival, and Falmouth Week.

As the vendor's sole agents' we highly recommend an early appointment to view.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:
SECURE ENTRY PHONE SYSTEM, ACCESS INTO THE COMMUNAL ENTRANCE HALL, STAIRCASE TO FIRST FLOOR, FRONT DOOR TO:

ENTRANCE VESTIBULE

With oak flooring and panelled internal door leading to:

RECEPTION HALL 2.34m (7'8") x 2.08m (6'10")

An impressive introduction to the apartment and with engineered oak flooring, radiator, coved cornicing, wall mounted video entry phone, access to principal rooms.



LOUNGE/DINING ROOM 4.27m (14'0") x 3.28m (10'9") plus recess.

A light dual aspect reception room with small rectangular bay having double glazed windows overlooking the side aspect, double glazed casement doors leading to the balcony and enjoying pleasant views to the rear, telephone point, engineered oak flooring, TV aerial point, radiator, coved cornicing, open plan to:



FITTED KITCHEN 3.05m (10'0") x 2.24m (7'4")

Well equipped with a range of matching beech fronted wall and base units with brushed steel handles, roll top work surfaces and over counter lighting, single drainer stainless steel sink unit with chrome easy-on mixer taps, a range of kitchen appliances including concealed refrigerator/freezer, dishwasher and washer/dryer, inset stainless steel four-ring gas hob with stainless steel extractor hood over and matching oven under, double glazed window overlooking the side, ceramic tiled flooring, radiator, cupboard housing Potterton gas central heating boiler, coved cornicing, spotlights on tracking.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





MASTER BEDROOM 3.40m (11'2") x 3.40m (11'2") plus door recess.

A generous master bedroom with double glazed casement doors giving access to the balcony which faces West to gain the afternoon and evening sun through to sunset, radiator, coved cornicing, panelled internal door, deep double fitted wardrobe cupboard, telephone point, door to:



EN-SUITE SHOWER ROOM

Luxuriously appointed with a white suite comprising large walk-in fully tiled shower cubicle with chrome mixer taps and sliding screen, china wash hand basin with chrome easy-on taps, shaver point, half tiled walls, heated towel rail, ceramic tiled flooring, frosted double glazed window, panelled internal door, extractor fan.



BATHROOM 2.31m (7'7") x 1.83m (6'0") L

Luxuriously appointed with a white suite comprising; panelled bath with mixer taps, shower attachment and fully tiled surround, low flush wc, china wash hand basin with chrome easy-on taps and tiled splash back, shaver point, heated towel rail, frosted double glazed window, half tiled walls, ceramic tiled flooring, panelled internal door, inset ceiling spotlights.



BEDROOM TWO 3.17m (10'5") x 2.62m (8'7") plus door recess.

Another good sized bedroom which enjoys a light dual aspect with double glazed windows overlooking the front and side, radiator, coved cornicing, panelled internal door.



TENURE

Leasehold - for the remainder of a 999 year lease dated 1st October 2004 (980 years remaining).

N.B

We understand that assured shorthold tenancies and holiday letting is permitted.

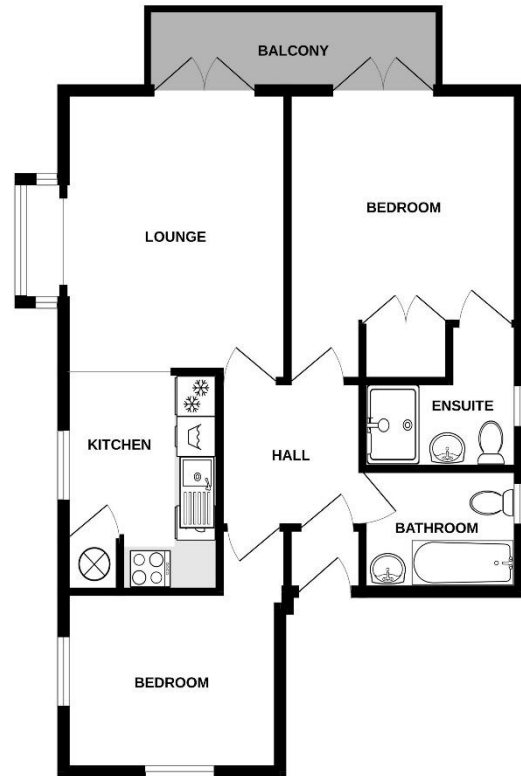
MAINTENANCE & SERVICES CHARGES

To be confirmed.

COUNCIL TAX Band B.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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