



## Falmouth

A well presented self contained apartment  
Set on the second floor just seconds from the town  
Being sold as a 'turn key' property  
Electric heating and UPVC double glazed windows  
Fitted kitchen with quality appliances  
Sitting room with views down to The Moor  
One double bedroom with fitted wardrobes  
Private, numbered parking space  
Easy walking distance to the centre  
Viewing highly recommended



**Guide £175,000** Leasehold

**ENERGY EFFICIENCY RATING – BAND C**

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REF: SK6900



An ideal opportunity to own this well presented second floor apartment, set on the second floor of this landmark development on the corner of Brook Street on the way down to The Moor and Falmouth town centre.

This delightful apartment offers bright, well proportioned accommodation which enjoys plenty of sunshine through the front aspect in the morning and this moves around to the back of the apartment in the afternoon. The apartment is considered ideal as a first time purchase or a useful addition to an investors property portfolio having been successfully let over the past few years.

Plenty of features await any lucky new owners including: independent electric heating, UPVC double glazed windows and doors, a fitted kitchen with quality appliances, built-in wardrobes in the bedroom and fitted floor coverings. It is worth mentioning that our client is prepared to sell the property as a 'turn-key' property.

A security entry phone system leads into the communal entrance hall, an easy rising staircase takes you to the second floor and through your own front door into the reception hall which gives access to a fitted kitchen and sitting room overlooking the front aspect, a double bedroom and adjacent well appointed bathroom on the return side. At the rear of the block, Apartment 12 has its own designated parking space which is a considerable bonus in an area where parking is usually at a premium.

The development is just seconds away from a convenience store on the opposite corner and easy walking distance down Berkeley Vale onto The Moor and into Falmouth's town centre where you will find a comprehensive range of independent and high street shops, an eclectic blend of restaurants, cafes and bars, the waterside districts, Falmouth Poly Theatre and at the far end of town, The Events Square with the Maritime Museum.

**As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this apartment.**

**Why not call for an appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

Front door leading to:

#### **COMMUNAL ENTRANCE HALL**

Easy rising staircase up to the second floor.

#### **OWN FRONT DOOR TAKES YOU INTO:**

#### **RECEPTION HALL**

Having access to an insulated loft space, airing cupboard with Gledhill pressurised hot water system (Economy 7), consumer box and slatted shelving, floor-to-ceiling storage cupboard with shelving, access to principal rooms.

#### **KITCHEN 2.13m (7'0") x 1.88m (6'2")**

Well equipped with a range of matching wall and base units in white, slate effect roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit, chrome easy-on mixer tap over, plumbing for an automatic washing machine, space for tallboy refrigerator/freezer and electric cooker, spotlights on tracking, UPVC double glazed window and roller blind enjoying a pleasant outlook to the front aspect down towards The Moor, hard wearing wood finish flooring, sliding space saver panelled door.



#### **SITTING ROOM 3.66m (12'0") x 3.10m (10'2")**

A lovely bright reception room which has a deep angular bay and UPVC double glazed windows plus a ceramic tiled sill that provides a useful display area and this again has a lovely outlook down towards The Moor and the town centre, night storage heater, dimmer switch lighting, serving hatch to kitchen, fitted carpet, wall mounted electric fire, spotlights, TV aerial point, four panelled internal door.



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.



**DOUBLE BEDROOM 3.00m (9'10") x 2.64m (8'8") plus door recess 0.97m (3'2")**

A delightful double bedroom which gains afternoon and evening sun and has broad UPVC double glazed windows enjoying a pleasant outlook to the rear, double fitted wardrobe cupboard with partial mirrored sliding doors, fitted carpet, night storage heater, coved cornicing, central ceiling light, panelled internal door.



**BATHROOM/WC 1.88m (6'2") x 1.63m (5'4")**

Luxuriously appointed with a white suite comprising: handled and panelled bath, contemporary chrome taps, Triton T70 electric shower and fully tiled surround, wash hand basin and contemporary chrome mixer tap sat on a high gloss white vanity unit, incorporated low flush wc alongside. further wall tiling, frosted double glazed window, roller blind, circular mirror, chrome ladder style heated towel rail, painted and glazed internal door.



**OUTSIDE**

**BIN STORE**

There is a communal bin store at the rear of the building.

**PARKING**

Number 12 has an allocated parking space which is also located at the rear of the building.

**SERVICE CHARGES**

Currently running at £720 per annum.

**COUNCIL TAX** Band A.

**TENURE**

Leasehold - the property will have a new 999 year lease which is currently being finalised by the management companies solicitors.

**MAINTENANCE**

The communal interior spaces are cleaned one a week and the rear communal areas also receive regular maintenance.

**AGENTS NOTE**

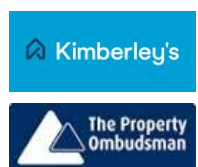
The property is currently let on a six-month AST until April 2024. As we understand it, the current tenant would be delighted to stay for a longer period of time by arrangement.

**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.



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