



## Falmouth

A second floor retirement apartment  
Favoured location near seafront  
Communal gardens with stunning views, parking  
Double glazed windows and doors  
Lounge/dining room with Juliette balcony  
Fitted kitchen with appliances included  
Generous double bedroom, remodelled shower room/wc  
Communal residents lounge, guest suite  
24 care line and on-call house manager  
Accessed by lift service or stairs



**Guide £160,000** Leasehold

**ENERGY EFFICIENCY RATING  
BAND B**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK6951



An ideal opportunity to own this well presented one bedroom, second floor apartment set within this desirable development set between Falmouth's famous seafront and Emslie Road to the front. The apartments were built and completed by Messrs McCarthy & Stone in 2000, following their familiar design which has proved very popular for the over 60's down the years.

Carnes Court is well served and offers access by lift service or stairs and a secure and managed approach to helping you enjoy your retirement with a 24 hour care line and an on call house manager plus good security with a telephone entry system.

The apartment is offered in good decorative order and with quality carpets fitted only a few years ago, making this a bright and welcoming environment in which to live. The apartment also enjoys a pleasant aspect to the front across to Emslie Road.

The accommodation includes a wide reception hall, lounge/dining room with Juliette balcony, a compact fitted kitchen with appliances, a double bedroom offering built in mirror fronted wardrobes and a well appointed shower room/wc combined. Outside there are well managed communal gardens with splendid sea views and access to our delightful seafront where you can enjoy a very pleasant stroll whatever the weather.

In addition to this, there is a communal residents lounge and a guest suite which can be hired by arrangement. At the front of the development there is a residents parking area.

This convenient and highly sought after location on the seafront is within walking distance of the Princess Pavilion and its beautiful recently landscaped gardens, castle and Gyllyngvase beaches, hotel St Michaels with its spa facilities and walks along the coastline. Falmouth town itself offers a diverse range of independent and High Street shopping together with an effect range of restaurants, public houses and bars and at the far end of town the Events Square which plays host to a variety of festivals throughout the year, the National Maritime Museum and finally Pendennis castle and The Point. There are good links by bus and train to the surrounding area and towns.

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

**Why not call for an appointment today!**

### **THE ACCOMMODATION COMPRISES**

Communal front door with telephone and push button entry system which takes you into the first hallway and a second door that leads into the inner hall by the house managers office. Stairs or lift access will take you to the second floor. The accommodation comprises main front door to reception hall, a bright and wide introduction to the apartment with access to all principal rooms and having a fitted carpet, electric meter and fuse box, coved cornicing, coat hooks, a deep cupboard with Gledhill pressurised hot water system and slatted shelving.

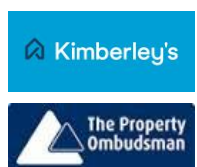


### **LOUNGE/DINING ROOM 6.78m (22'3") x 3.43m (11'3") Into recess.**

A delightful reception room which has double glazed French doors and Juliette balcony enjoying a very pleasant outlook across the front to Emslie Road, Economy 7 night storage heater, TV aerial point, telephone point, power points, coved cornicing, two ceiling lights, panelled internal door, fitted carpet, double open and close doors to:



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 4.98m (16'4") x 2.74m (9'0")**  
**Measured to wardrobe front, plus door recess.**

A generous and bright double bedroom which has a double glazed window enjoying a pleasant outlook over the front aspect, built in double wardrobe cupboards with folding mirrored doors housing hanging space and shelving, Economy 7 night storage heater, TV and telephone point, fitted carpet, panelled internal door, coved cornicing.

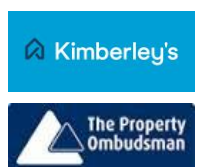


**KITCHEN 2.31m (7'7") x 1.73m (5'8")**

A compact kitchen which is equipped with a range of matching wall and base units in light wood effect, marble effect roll topped work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome easy on hot and cold taps, Electrolux electric hob, matching cooker hood over and Creda electric oven under, LEC under counter refrigerator and freezers, vinyl flooring, coved cornicing, pleasant outlook through double glazed windows overlooking the front aspect, electric down flow wall heater, towel rail.

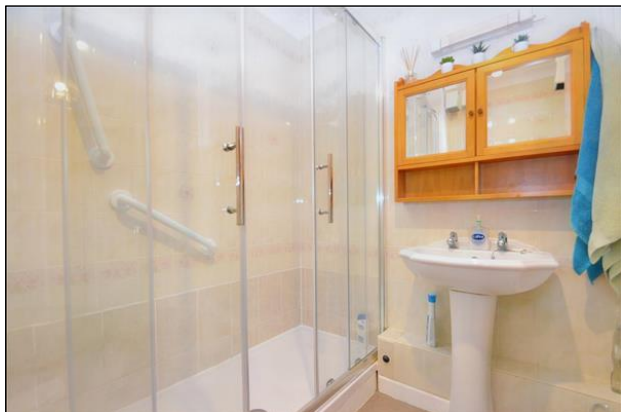


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### **SHOWER ROOM 2.06m (6'9") x 1.68m (5'6")**

Luxuriously appointed with double walk in fully tiled shower cubicle, chrome mixer shower and double open sliding glass doors, pedestal wash hand basin with chrome hot and cold taps, low flush wc, non slip flooring, towel rail, Dimplex down flow electric water heater, panelled internal door.



### **OUTSIDE**

The property is accessed by Emslie Road which leads to off road residents parking facilities. A pathway leads around the side of the building to the elevated communal gardens which are predominantly laid to lawn, well stocked flowerbeds and seating areas where you can enjoy superb views out across Falmouth Bay and along the seafront. There is a gate at the bottom of the gardens which gives access to the seafront.



### **AGENTS NOTE**

Emergency 24 hour care line pull cords in each of the rooms within the apartment.

### **TENURE**

Leasehold for the remainder of a 125 year lease dated January 2000.

### **GROUND RENT AND SERVICE CHARGES**

Ground rent - £356.94 every six months, annually £713.88. Service charge - £1,520.29 every six months, annually £3,040.58

### **COUNCIL TAX** Band C.

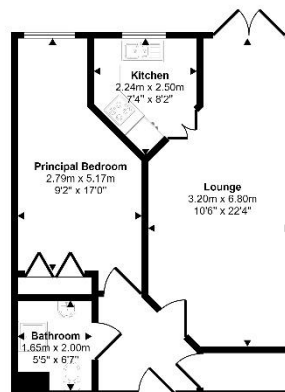
### **MONEY LAUNDERING**

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.



Approx Gross Internal Area

48 sq m / 515 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Maco Strategy 300.

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