



## Falmouth

A delightful self contained apartment  
Ideal as a home or long term investment  
Superb river, harbour and country views  
Offered for sale with 'no onward chain'  
Gas central heating by radiators  
UPVC double glazed windows and doors  
Spacious lounge/dining room with Juliette balcony  
Fitted kitchen/breakfast room with water views  
Two double bedrooms, modern shower room/wc  
Allocated parking space



**Guide £270,000** Leasehold

**ENERGY EFFICIENCY RATING  
BAND C**

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REF: SK6994



We are delighted to offer as our clients sole agents, this delightful top floor apartment which is set in an elevated and enviable location, with an almost level entry from the parking area and enjoying superb panoramic views along the Penryn River from the port of Little Falmouth across to Flushing village, around to the harbour, Carrick Roads and The Roseland Peninsula in the east.

The property is well presented throughout in neutral tones which makes this a lovely bright living environment which attracts plenty of natural light. This comfortable home is considered ideal as a permanent residence or an investment with the writer having lived happily on this small development for some three years.

Plenty of features await lucky new owners including UPVC double glazed windows, front door and double glazed French doors with a Juliette balcony in the lounge area, a re-fitted kitchen in white with built-in oven and hob, a modern shower room/wc and hard wearing wood finish flooring throughout. The property also has the benefit of Dri-fil wall insulation that is guaranteed for the life of the property.

The well planned accommodation includes in sequence, a reception hall, two double bedrooms (one either side), a shower room/wc, a generous lounge/dining room and fitted kitchen, both with fabulous water and countryside views.

The property has a numbered, allocated parking space and from here the property is approached over a couple of steps up to the front door. The apartment is ideally placed within walking distance of local amenities at Penwerris Post Office and Stores, a local fish and chip shop, barbers, a launderette and a longer stroll past The Boathouse down into Falmouth's eclectic town centre and all the amenities our town has to offer.

**An early viewing is highly recommended to secure this delightful apartment.**

**Why not call for your personal viewing today?**

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

A couple of steps from the parking space leads to a walkway taking you to:

**UPVC DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANELS TAKE YOU INTO:**

#### **RECEPTION HALL**

With double radiator, coat hooks, inset ceiling spotlights, access to loft space, continuous hard wearing wood finish flooring, cloaks cupboard, access to principal rooms.

#### **BEDROOM ONE 3.99m (13'1") x 2.79m (9'2")**

Having a UPVC double glazed window and roller blind overlooking the front aspect, double radiator, continued hard wearing wood finish flooring, stainless steel ceiling spotlights, white panelled internal door.



#### **BEDROOM TWO 3.58m (11'9") x 2.87m (9'5")**

Again, with UPVC double glazed window and roller blind overlooking the front aspect, double radiator, continued hard wearing wood finish flooring, ceiling spotlights, white panelled internal door.



#### **SHOWER ROOM 2.16m (7'1") x 1.96m (6'5")**

Re-fitted at some point with a white suite comprising; double walk-in fully tiled shower cubicle, thermostatically controlled Mira electric shower and curved screen, chrome ladder style heated towel rail, pedestal wash basin with contemporary chrome hot and cold taps, fully tiled walls and flooring, low flush wc, fitted mirror, extractor fan, white panelled internal door.



**LOUNGE/DINING ROOM 6.50m (21'4") x 3.89m (12'9") into recess.**

A superb, spacious lounge/dining room which enjoys a bright triple aspect having two double glazed windows to the side enjoying great views across to Flushing, The harbour and docks, Carrick Roads, The Roseland Peninsula and St Anthony Lighthouse, double glazed French doors with matching wide panels and Juliette balcony again with fabulous views across the river to countryside, Flushing, the harbour and Carrick Roads, two double radiators, continued hard wearing wood finish flooring, storage cupboard, two ceiling drop lights, archway to:



**FITTED KITCHEN 2.87m (9'5") x 2.77m (9'1")**

Well equipped with a range of matching wall and base units in white extending to three sides of the room, granite effect roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit, chrome easy-on mixer tap and cutlery drainer alongside, stainless steel gas hob and matching cooker hood over, single fan assisted oven under, breakfast bar, radiator, Ferolli gas central heating boiler, plumbing for washing machine, ceramic tiled flooring, coved corning, spotlights, double glazed window enjoying fabulous views across the river to countryside opposite.



**PARKING**

There is a numbered allocated off road parking space and visitors parking.

**AVAILABILITY**

The apartment is being sold with the benefit of 'no onward chain'.

**SERVICES** Mains drainage, water, electricity and gas.

**COUNCIL TAX** Band C.

**TENURE**

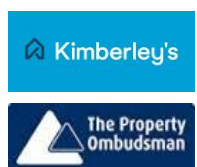
Leasehold for the remainder of a 999 year lease dated 1st March 1998 and each of the 8 apartments owns a share of the Freehold interest.

**SERVICE CHARGE** approximately £973.96 per annum (paid to 31st August 2024).

**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.

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.

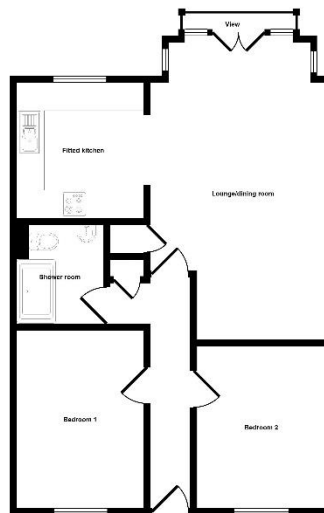




*The superb panoramic views along the Penryn River from the port of Little Falmouth across to Flushing village, around to the harbour, Carrick Roads and The Roseland Peninsula in the east.*



Approx Gross Internal Area  
65 sq m / 701 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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