



Falmouth

A first floor apartment
Offered under the Affordable Homes Scheme
Popular residential location
Walking distance of Swanpool and amenities at Boslowick
Open plan L-shaped lounge/diner/kitchen
Two good sized bedrooms
Comprehensively fitted white bathroom suite
Allocated parking space
Communal lawned gardens
Viewing highly recommended

Guide £144,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND B**

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

01326 311400
www.kimberleys.co.uk

REF: SK6999



This lovely, well maintained, two bedroom apartment, built by Messrs Wainhomes, is being offered for sale under the affordable homes scheme and is being offered for sale at 60% of its full market value.

Rosva Morgowr is ideally located for access to Swanpool Beach and Nature Reserve, the parade of shops at Boslowick, the Co-op convenience store opposite and the garage and store at Boslowick.

This modern second floor apartment has accommodation in brief comprising; communal entrance hall, stairs to all floors, own front door to hallway giving access to L-shaped open plan living room/dining room/kitchen, two good sized bedrooms and a bathroom/wc combined. Outside the property there is an allocated parking space and communal lawned gardens.

As the owners' sole agents, we highly recommend an early appointment to view to avoid disappointment.

THE ACCOMMODATION COMPRISES:

Communal UPVC half glazed door with matching side panels giving access to the communal entrance hall, staircase rising to first and second floor.

OWN FRONT DOOR TO HALLWAY

Having a storage cupboard.

DOORS GIVING ACCESS TO:

L-SHAPED LIVING/DINING/KITCHEN AREA



LIVING ROOM AREA

A light and airy living area having a double aspect with two UPVC double glazed windows to the front and side, TV aerial point, telephone point, central ceiling light fitting wood effect flooring, radiator open plan to:



DINING AREA

Having a single UPVC double glazed window to the side, panelled door to utility cupboard, radiator, ceiling light fitting, wood effect flooring, open plan to:

KITCHEN AREA

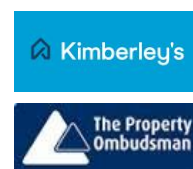
Fitted with a comprehensive range of white fronted wall and base units with roll top work surfaces over and ceramic tiling over, inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap, plumbing and space for washing machine and dishwasher, integrated single oven with gas hob over and extractor fan above, space for refrigerator/freezer spotlights on tracking, wood effect flooring, fitted smoke alarm.



BEDROOM ONE 3.99m (13'1") x 3.05m (10'0")

A light and bright dual aspect room with UPVC double glazed windows overlooking the front and side, carpet, central ceiling light, radiator.

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.





BEDROOM TWO

A good sized second bedroom having a UPVC double glazed window, central ceiling light, carpet, radiator.



BATHROOM

Opaque UPVC double glazed window. Fitted with a white suite comprising; handled and panelled bath with chrome mixer taps and shower over, tiled surround and glass shower screen, wash hand basin with chrome mixer tap and white vanity cupboard below, low-level flush wc, vinyl flooring



OUTSIDE

There is a designated parking space in front of the block and lawned communal gardens.



TENURE

Leasehold for the remainder of a 999 year lease (991/992 years remaining).

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX Band B.

GROUND RENT AND ESTATE CHARGE

Ground Rent - approximately £250.00 per annum - to be confirmed.

Maintenance Charge - approximately £1200 per annum - to be confirmed.

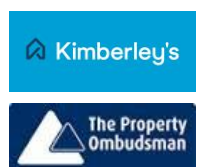
ELIGIBILITY

Please call Kimberley's for details.

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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