



## Falmouth

A compact first floor apartment  
Convenient, 'in town' location  
Ideal as a home or investment  
Imaginative use of available space  
Refurbished by our client to a high standard  
UPVC double glazed sash style windows to the front  
Re-fitted kitchen area with oven and hob  
Contemporary remodelled shower room/wc in white  
Currently let on a six-month short hold tenancy agreement  
Favourable net rental yield  
**CASH PURCHASERS ONLY**



**Guide £145,000** Leasehold

**ENERGY EFFICIENCY RATING  
BAND D**

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

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

REF: SK7005



If you are looking for an affordable home at the entry level in Falmouth then why not come and see this recently refurbished, one bedroom apartment on the first floor above the famous Harbour Lights Restaurant at the far end of town.

The apartment has been completely refurbished internally by our client over the past couple of years, creating a perfect retreat whether you are a residential home owner or a client looking to add a property letting portfolio. The apartment is currently let on a 6-month shorthold tenancy agreement and has a yield of between £750 per calendar month for a single occupancy and £950 per calendar month for a couple.

The central location at the end of Arwenack Street puts you in the hustle and bustle of the maritime district of Falmouth where you can step out into the main shopping centre, The Events Square and waterside districts and just a few minutes' walk from The Dell branch line station which connects to the cathedral city of Truro.

This re-modelled apartment has many features including UPVC double glazed sash style windows at the front of the property, independent electric heating, a re-fitted kitchen area with oven, hob and solid wood block work surfaces and a refurbished new shower room/wc in white. Plenty of thought and care is evident here with much attention to detail with lots of useful storage areas, seating in the dining area, hard wearing wood finish flooring and built-in wardrobe cupboards in the bedroom.

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

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

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

Communal front door and tiled stairs takes you to the first floor landing, front door to:

#### **LOBBY AREA**

With hard wearing wood finish flooring, storage cupboard, doorway to:

#### **OPEN PLAN LIVING ROOM/KITCHEN 3.91m (12'10") x 3.81m (12'6")**

A delightful bright and welcoming open plan room.



#### **KITCHEN AREA**

A range of matching wall and base units in Dove Grey, wrap around solid wood block work surfaces, electric ceramic hob, stainless steel extractor hood over and ceramic tiled splash back, single fan assisted oven under, single drainer stainless steel sink unit with chrome swan neck mixer tap, plumbing for washing machine, space for tall boy refrigerator/freezer, spotlights on tracking, continued hard wearing wood finish flooring to:



#### **LIVING AREA**

With UPVC double glazed box sash style window overlooking the front aspect, fitted blind, thoughtful recessed pew style seating area and spotlighting over, storage shelving, central spotlights, electric wall heater.



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 2.84m (9'4") x 2.13m (7'0") plus 1.47m (4'10") x 0.66m (2'2")**

Having a box sash style double glazed window overlooking the front aspect, built-in wardrobe cupboard, borrowed light window to the reception area.



**SHOWER ROOM 1.78m (5'10") x 1.55m (5'1")**

Re-fitted with a white suite comprising; curved fully tiled shower cubicle with chrome mixer shower and sliding glass screen, china wash hand basin set on a high gloss white vanity unit with storage below, chrome mixer tap and tiled splash back, mirrored bathroom cabinet with open shelving over, electrically heated towel rail, low flush wc, inset ceiling spotlight and extractor fan, panelled internal door.



**TENURE** Leasehold - for the remainder of a 999 year lease dated 25th March 2006 (981 years remaining).

**MAINTENANCE CHARGES AND GROUND RENT**

**GROUND RENT**

£50.00 payable to the freeholder.

**SERVICE CHARGE**

Per Household £300.00, (£75.00 paid quarterly).

**INSURANCE**

£326.52 for 2024

**SERVICES**

Mains drainage, electricity and water.

**COUNCIL TAX** Band A.

**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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