



## Falmouth

A recently converted ground floor apartment  
Part of a development of only two properties  
Modern specifications throughout  
Sitting room, quality fitted kitchen  
Two double bedrooms, both with en-suites and a cloakroom  
Double glazing and gas central heating  
Private courtyard garden, off road parking space  
Extremely popular and convenient location  
Walking distance of town centre and Kimberley Park  
Currently let on a short hold tenancy basis, £1100 p.c.m.



**Guide £235,000** Leasehold

**ENERGY EFFICIENCY RATING  
BAND C**

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

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

REF: SK7050



A stunning brand new apartment, one of only two properties in this sympathetic conversion which has been finished to a high specification throughout and yet retains original features including bay windows and 9' high ceilings.

The property is situated within walking distance of Kimberley Park and Falmouth's bustling town centre and waterside district.

The accommodation is light and bright throughout and in brief comprises; two double bedrooms both with en-suite shower rooms, a sitting/dining room, cloakroom and modern contemporary fitted kitchen. Outside the property there is a secluded courtyard garden ideal for sitting out and enjoying! The property also benefits from allocated off road parking for one vehicle.

Falmouth is a vibrant and bustling town and offers a comprehensive range of independent and high street shops together with a myriad of cafes, bars, public houses and restaurants. Falmouth Harbour is the third largest natural harbour in the world and a level sea front walk gives access to Pendennis Castle and Gyllyngvase beaches.

**As the vendors sole agents, we highly recommend an early appointment to view.**

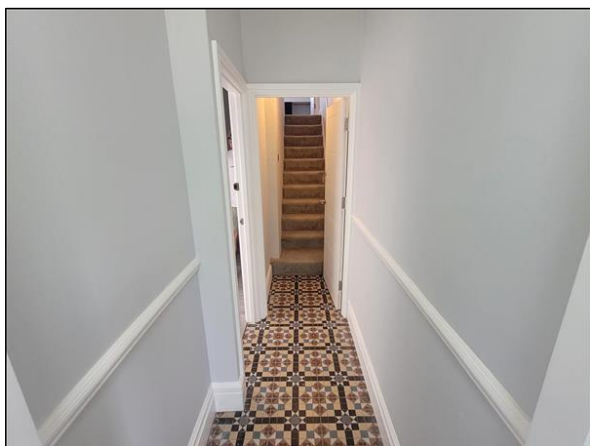
**Why not call for your personal appointment to view today?**

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

A glazed composite communal front door with secure entry phone system leads into a communal entrance with original feature tiled floor and private wooden front door leading to Flat 1.

#### **ENTRANCE HALL**

Doors leading to bedrooms one and two and steps leading down to the sitting/dining room, under stairs storage cupboard, radiator, electric consumer unit, 9' high ceiling, hard wearing wood finish flooring.



#### **BEDROOM ONE 4.52m (14'10") x 3.58m (11'9") An irregular shape room of maximum measurements into bay and including en-suite.**

Double glazed bay window to the front, TV aerial point, radiator, fitted carpet, door to en-suite.



#### **EN-SUITE SHOWER ROOM**

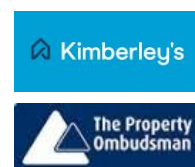
Fully tiled with a modern white suite to comprise; corner shower cubicle with integrated shower and screen, pedestal wash hand basin, low-level flush wc, towel rail radiator, ceiling mounted extractor, wall mounted back-lit mirror with shaver socket, ceramic tiled flooring.



#### **BEDROOM TWO 3.53m (11'7") x 3.00m (9'10") maximum measurements including en-suite.**

Double glazed window to the rear overlooking the courtyard garden, TV aerial point, double radiator, fitted carpet.

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.





### **EN-SUITE SHOWER ROOM**

Fully tiled with a modern white suite to comprise; corner shower cubicle with integrated shower, pedestal wash hand basin and low-level flush wc, towel rail radiator, tiled floor, ceiling mounted extractor, wall mounted back-lit mirror with shaver socket.



### **SITTING/DINING ROOM 4.06m (13'4") x 2.74m (9'0")**

Double glazed patio doors to the side leading out onto the courtyard garden, a focal point fireplace in stone, feature radiator, TV aerial point, telephone point, door leading to kitchen and further door leading to cloakroom, hard wearing wood finish flooring.



### **CLOAKROOM**

Fitted with a modern low-level flush wc with wash hand basin and mixer tap incorporated above, towel rail radiator.



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

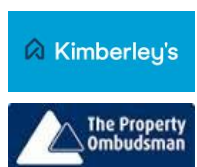
Feature sloping ceiling. A bright and light room with double glazed window to the rear and two double glazed Velux windows, contemporary modern fitted kitchen with a selection of matching base and wall mounted units in dark blue, wrap around work surfaces to three sides with upstands, inset single drainer stainless steel sink unit with mixer tap, inset four-ring electric hob with oven under and stainless steel extractor over, space for refrigerator/freezer, space and plumbing for washing machine, cupboard housing combination boiler serving domestic heating and hot water, continued hard wearing wood finish flooring.



### **OUTSIDE**

From the sitting room double glazed patio doors lead to a paved courtyard garden, a secluded spot ideal for sitting out and enjoying. From here steps lead down to an area laid to shingle with raised flowerbeds which provides off road parking for one car.

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.



### **PARKING**

Off road parking, one space that is conveyed with the property.

**SERVICES** All mains services connected.

### **TENURE**

A share of the Freehold with Flat 2 with peppercorn ground rent.

### **SERVICES CHARGES AND MAINTENANCE**

To be split 50/50 equal shares.

### **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.

**Viewing strictly by appointment**  
**Kimberley's Independent Estate Agents**  
29/29a Killigrew Street  
Falmouth  
Cornwall  
TR11 3PN

Tel: 01325 311400  
E-mail: [info@kimberleys.co.uk](mailto:info@kimberleys.co.uk)  
Website: [Kimberleys.co.uk](http://Kimberleys.co.uk)



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.

