



Falmouth

A superb ground floor apartment
Successfully holiday let for the last 15 years
Grade II Listed
Highly sought after residential location
Fabulous views across Penryn River to Flushing
Large lounge with beamed ceilings
Two double bedrooms, two bathrooms
Private allocated parking space
Terraced patio garden
Being sold with 'no onward chain'



Guide £330,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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

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www.kimberleys.co.uk

REF: SK7053



A rare opportunity to acquire this superb two bedroom apartment commanding wonderful views over the town towards Penryn River, Flushing and the countryside beyond.

This superb apartment has been the subject of restoration over the last few years and now offers potential buyers the chance to own this beautiful property that offers an abundance of character features along with modern fixtures and fittings.

The spacious accommodation in brief comprises; entrance vestibule, sitting room with glazed French doors leading out onto the terraced patio garden, a stunning fitted kitchen/dining room with built-in appliances, two double bedrooms, shower room and separate bathroom. Outside the property, as previously mentioned, there is a terraced patio garden and the benefit of a private allocated parking space.

The property is currently used as a successful holiday let and therefore has the opportunity to be sold as a turn key investment.

Falmouth's popular and bustling town centre and waterside districts are within walking distance where you can find a thriving town centre which has an excellent blend of individual shops and high street names together with an eclectic selection of multi-national restaurants, bars, coffee houses, art galleries, the Poly Arts Theatre, multi-screened cinema and at the far end of town, the National Maritime Museum. The town plays host to a variety of food and music festivals throughout the year which prove popular with locals and visitors alike.

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

THE ACCOMMODATION COMPRISES:

A double glazed door leads to:

ENTRANCE VESTIBULE

Inset mat well, coat hooks, glazed door to:

SITTING ROOM 6.27m (20'7") x 3.76m (12'4") Of an irregular shape, maximum measurements.

French doors to the front aspect with far reaching views over Penryn River across to Flushing and on to the countryside beyond, wood panelled walls with a feature exposed stone wall, TV aerial point, radiator, feature beamed ceiling, telephone point, door to walk-in storage cupboard with opaque window to the front, doors to bedroom one and bathroom, opening to kitchen/dining room, varnished wooden floor leading to the kitchen/dining room and bedroom one.



BATHROOM

A modern suite in white to comprise; panelled enclosed bath with mixer tap and telephone style shower attachment, vanity unit with wash hand basin and concealed cistern low-level flush wc with display shelf and cupboard, towel rail radiator, tiled floor, inset lighting, ceiling mounted extractor fan, part wood panelled walls, tiled floor.



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 ONE 4.72m (15'6") x 3.33m (10'11")
Maximum measurements including wardrobes.

Dual aspect with windows to the side and front with fabulous views across Penryn River to Flushing and on to the countryside beyond, build-in wardrobe with hanging rail and further cupboard housing the Worcester boiler, radiator, TV aerial point, a continuation of the wooden flooring.



BEDROOM TWO 4.52m (14'10") x 2.36m (7'9") Of an irregular shape and excluding door recess.

Window to the side aspect, radiator, two built in cupboards (one with hanging rail and the other with shelving), further storage cupboard, a continuation of the wooden flooring.



KITCHEN/DINING ROOM 4.01m (13'2") x 3.99m (13'1")

A fitted kitchen with a selection of base units, wooden work surfaces to three sides with splash back tiling, inset single drainer stainless steel sink unit with mixer tap, inset four-ring electric hob with oven under and stainless steel extractor over, space and plumbing for washing machine and dishwasher, integrated refrigerator and freezer, radiator, feature beamed ceiling, space for dining table and chairs, a continuation of the wooden flooring, doors to shower room and bedroom two.

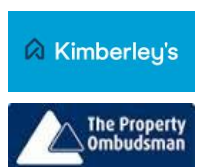


SHOWER ROOM

Fitted with a white suite to comprise; a double shower cubicle with integrated shower, wash hand basin and low-level flush wc, alcove shelving, fully tiled walls, towel rail radiator, tiled floor, inset lighting and ceiling mounted extractor.



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OUTSIDE

To the front is a communal paved patio area with walling to boundary part of which is allocated to the property.



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.



PARKING

The property has a private allocated parking space.

SERVICES All mains services are connected.

COUNCIL TAX Band B.

TENURE

Leasehold for the remainder of a 999 year lease ending 1st January 2086.

SERVICE CHARGES AND MAINTENANCE FEES

Ground Rent: £25 per year.

Maintenance/Service charge £150 pcm including building insurance.

The service charge is reviewed each year.



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