



Falmouth

A delightful first floor apartment
Affordable home at 60% of market value
Bright and airy living/dining room
Modern fitted kitchen with appliances
UPVC double glazed windows
Gas central heating by radiators
Two double bedrooms, bathroom/wc
Two allocated parking spaces
Buyer to be registered and pre-qualified
No onward chain, viewing highly recommended



£147,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND B**

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

01326 311400
www.kimberleys.co.uk

REF: SK7039



This delightful, two bedroom first floor apartment is set in a popular location on this highly regarded Wainhomes development on the outskirts of Falmouth and presents a great opportunity for someone to get onto the property ladder with this well presented affordable home.

The apartment offers bright and airy accommodation which attracts plenty of natural light to the well proportioned accommodation which includes an entrance hall, a dual aspect open plan lounge/dining room and fitted kitchen, two double bedrooms and a modern bathroom/wc combined. There are two allocated parking spaces outside the block.

The property has features including gas fired central heating by radiators, UPVC double glazed windows and doors, a fitted kitchen with some appliances and a combination of quality fitted flooring.

The apartment is being sold as an affordable home and is a Section 106 discounted property that is being sold at 60% of the full market value. Initially, the successful purchaser should have a local connection to Falmouth but the property will be offered to someone with a Cornwall connection if the property hasn't been sold within the first 4 weeks of marketing. Please call the office for more information regarding the eligibility criteria.

As our owner's sole agents, we thoroughly recommend an immediate viewing to secure this fine apartment.

THE ACCOMMODATION COMPRISES:

Communal front door with entry phone system leading to the communal hallways. Own front door to:

RECEPTION HALL

With mat well, radiator, two ceiling drop lights, fitted carpet, large cloaks cupboard.

**OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
LOUNGE SECTION 4.19m (13'9") x 3.84m (12'7")**

A delightful and bright dual aspect L-shaped room with UPVC double glazed windows and Venetian blinds enjoying views across to light woodland, TV aerial point, double radiator, central drop light, fitted carpet, six-panelled internal door from hallway, open plan to:

KITCHEN/DINING SECTION 5.33m (17'6") x 2.67m (8'9")

Equipped with a range of matching wall and base units in high gloss white, roll top work surfaces and metro tiling over, single drainer stainless steel sink unit with cutlery drainer and chrome swan neck mixer tap, four-ring gas hob and stainless steel extractor hood over, single fan assisted oven, plumbing for washing machine, double radiator, vinyl flooring, double glazed window and Vertical blind, large cupboard housing

Ideal Logik gas central heating boiler, over table drop light, spotlights over the kitchen section.



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.



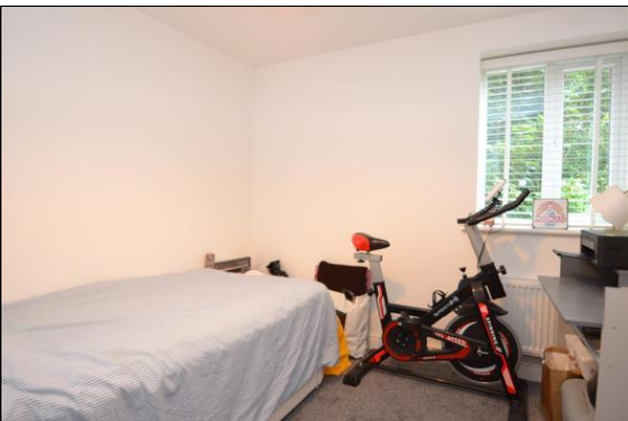
BEDROOM ONE 3.96m (13'0") x 3.66m (12'0")

Having a bright dual aspect with double glazed windows and Venetian blind enjoying a pleasant outlook to light woodland, fitted carpet, double radiator, six-panelled internal door.



BEDROOM TWO 2.77m (9'1") x 2.74m (9'0")

A decent sized second bedroom with double glazed window and Vertical blind overlooking the side aspect, fitted carpet, radiator, six-panelled internal door.



BATHROOM 2.06m (6'9") x 1.68m (5'6") plus door recess 1.12m (3'8") x 0.94m (3'1")

With a white suite comprising handled and panelled bath with chrome mixer tap, shower attachment, fully tiled surround and screening, pedestal hand wash basin with contemporary chrome mixer tap, low flush wc, vinyl flooring, extractor fan, recessed frosted double glazed window, shaver point, chrome ladder style heated towel rail, six-panelled internal door.



OUTSIDE

PARKING

The apartment benefits from two allocated parking spaces at the rear of the building.

TENURE

Leasehold for the remainder of a 999 year lease from January 2015.

SERVICE CHARGES

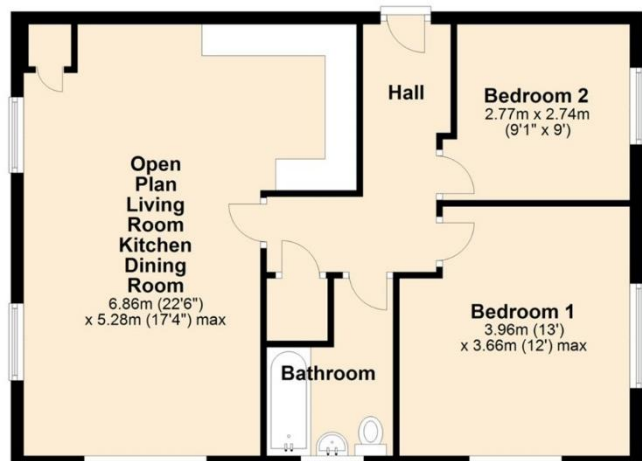
The service charge is £1,739.00 per annum.

COUNCIL TAX Band B.

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.

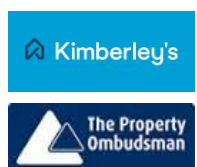
Approx. 65.9 sq. metres (709.0 sq. feet)



Total area: approx. 65.9 sq. metres (709.0 sq. feet)

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.
Plan produced using PlanUp.

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