



Maenporth

A superb, luxury ground floor apartment
Set in a small development above Maenporth
Being sold as a 'turn key' holiday investment
A beautifully presented and stylish home
Underfloor heating, engineered oak flooring
Fabulous open plan living areas
Comprehensive fitted kitchen with built in quality appliances
Two double bedrooms, two luxury bathrooms
Private terrace with delightful views
Allocated guest parking, minutes from the beach

Guide £290,000

ENERGY EFFICIENCY RATING BAND C

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

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www.kimberleys.co.uk

REF: SK7077



A great opportunity to own this superb, luxurious, two bedroom ground floor apartment which sits at the front of this quality small development high above Maenporth Beach at West Bay taking in delightful views to the countryside and towards the sea.

This apartment has been and continues to be a successful holiday letting investment with our clients also using the property for their own enjoyment and this comes to the market as a 'turn key' investment with no onward chain. The apartment is currently being let by Classic Cottages (Helston) who are taking bookings for the coming year and are happy to continue as the appointment holiday letting service.

This fabulous apartment is packed with features which makes this a stunning destination for a holiday or a permanent home and these include under floor heating throughout the property, an impressive 28" entrance hall, engineered oak flooring, wooden internal doors, UPVC double glazed windows and doors, a fitted kitchen in high gloss white with quality built in appliances and all fixtures and fittings too.

A security entry phone system or key provides access from the front of the building into a communal entrance hall with lift to the left taking you to the upper floors and then your own front door leads into a long reception hall which runs through to the front where you will find a glorious open plan living area with a kitchen and access onto a full width balcony which enjoys fabulous views across to the countryside and towards the sea. The principal bedroom has a luxurious ensuite shower room, there is a second double bedroom and a well appointed main bathroom in white. Outside the property there are well managed grounds, numbered allocated parking space and another separate space for your visitors.

As our client's appointed sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not call for an appointment today!

THE ACCOMMODATION COMPRISES

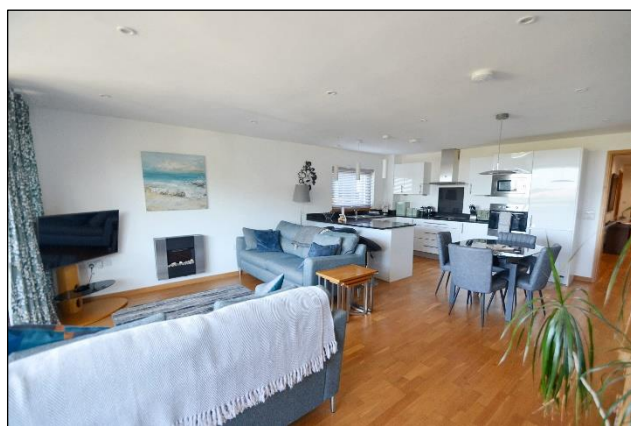
Entry via a key or the security entry phone system into the main reception hall which serves the other ground floor apartment and the lift service to the upper floors. Wooden front door to

RECEPTION HALL 8.69m (28'6") x 1.32m (4'4")

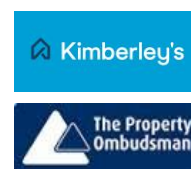
An impressive introduction to the property with engineered oak flooring, inset ceiling spotlights, wall mounted entry phone, double airing cupboard with mega flow water heater, access to principal rooms.

OPEN PLAN KITCHEN/LIVING ROOM

Approached through an oak and glazed internal door from the reception hall, leading into this fabulous bright dual aspect room with double glazed windows overlooking the side, Venetian blinds, wood grain UPVC double glazed French doors across the full width and floor to ceiling, enjoying views across the countryside and giving access to the balcony and across to the right hand side, the sea and coast above Maenporth Beach. This room has continued engineered oak flooring, the sitting room area has TV aerial point, a wall mounted electric fire, inset ceiling spotlights. The **KITCHEN** is luxuriously equipped with a full range of matching wall and base units in high gloss white, brush steel handles, wrap around black granite work surfaces and splashbacks over, one and a half bowl single drainer stainless steel sink unit with chrome mixer taps, inset electric ceramic hob with granite splashback and stainless steel extractor hood over, Baumatic microwave oven and single fan assisted oven set in an adjacent housing, concealed refrigerator and freezer, washer/dryer and dishwasher, integrated breakfast bar, over counter drop lighting.



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 3.00m (9'10") x 2.97m (9'9")
Plus a door recess of 1.47m (4'10") x 0.71m (2'4").

Having wood grain UPVC double glazed windows and Venetian blind overlooking the side aspect, continued engineered oak flooring and wooden internal door.



BATHROOM 2.46m (8'1") x 1.68m (5'6")

Luxuriously appointed again in mediterranean style with white suite comprising handled and panelled bath, contemporary chrome mixer tap, Mira Sport electric shower, fully tiled surround and glass screening, wall mounted Roca hand wash basin with contemporary chrome mixer tap, low flush wc, fully tiled walls and flooring, shaver point, fitted mirror, chrome ladder style heated towel rail, inset ceiling spotlights, extractor fan, wooden internal door.

PRINCIPLE BEDROOM 3.68m (12'1") x 2.97m (9'9")

With continued engineered oak flooring, UPVC double glazed window overlooking the side, Venetian blind, door to



ENSUITE SHOWER ROOM 2.46m (8'1") x 1.30m (4'3")
Including shower.

Luxuriously appointed mediterranean style shower room with white suite comprising large double walk in shower cubicle, chrome mixer shower, sliding glass screening, wall mounted China hand wash basin (Roca), low flush wc, full tiled walls and tiling, shaver light and mirror, inset ceiling spotlights, frosted UPVC double glazed windows, roller blind, towel rail, wood internal door.

OUTSIDE

TERRACE 5.03m (16'6") x 1.70m (5'7")

With wooden decking and timber surround, glass panels either side and views towards Maenporth, the coast and surrounding countryside.



PARKING

At the front of the building there is an allocated parking space just outside the apartment and within this area there is also visitor parking.

RVICES

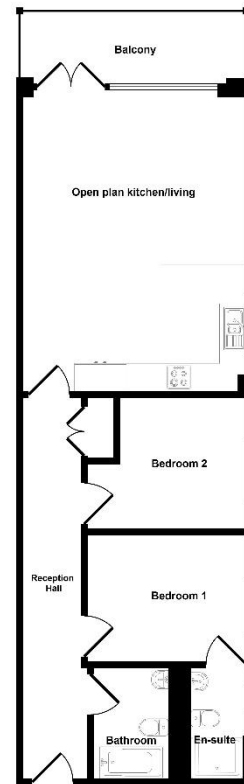
Mains drainage, water and electricity, broadband, telephone subject to tariffs and regulations.

LEASEHOLD

999 year lease from 2011 with 982 years remaining. Service charge is £625.00 per quarter, no ground rent.

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.



Floorplan

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