



Falmouth

A top floor apartment
Two double bedrooms
Open plan kitchen/living room with Juliette balcony
Spacious light accommodation presented in good order throughout
Refitted kitchen and bathroom
Double glazing, gas central heating
Ample on site communal parking
Convenient location close to local amenities and within 1 mile of Falmouth
Elevated views across Boslowick and Swanvale
Ideal as a first home, a bolt hole or an investment

Guide £185,000

**ENERGY EFFICIENCY RATING
BAND D**

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

**01326 311400
www.kimberleys.co.uk**

REF: SK7172



A top floor apartment in this popular development situated in a very convenient position on the outskirts of Falmouth and yet close to local amenities, primary schools, Penmere Train Station and Swanpool Beach.

The property has been well maintained and improved by the current owners with the accommodation comprising of a light and bright open plan kitchen/living area which faces South and enjoys treeline views from a Juliette balcony over the Boslowick and Swanvale area, two double bedrooms, refitted modern bathroom.

Boslowick Court is situated in a superb residential location less than a mile from Falmouth town centre and the harbourside. With a parade of shops beneath it also benefits from having a Co-operative store opposite. A further petrol station/general store can be found just down the hill with a short incline to Penmere train Station, that provides links to Penryn, Truro and mainline Paddington.

A lovely walk will take you to Swanpool Nature Reserve and Beach and onto the picturesque Southwest coastal path.

If you are looking for a bright and economical home, a bolt hole or an investment, this property is highly recommended.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE

With secure entry phone system, leading to communal hallway, stairs rising to the top floor whereupon your private wooden front door can be found.

ENTRANCE HALL 3.43m (11'3") x 1.96m (6'5")

Doors to all rooms, generous built in storage cupboards with further storage over, handset for entry phone system, radiator, telephone point.

KITCHEN/DINING ROOM/LIVING AREA 6.88m (22'7") x 3.51m (11'6")

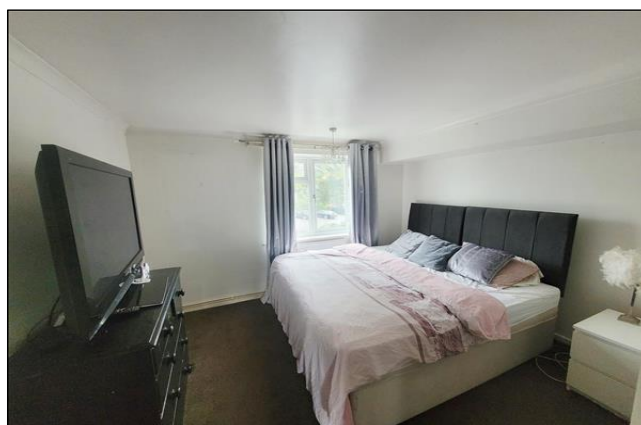
A superb room which faces South with two double glazed windows to the rear and further double glazed door with Juliette balcony looking out to elevated woodland views, two radiators, TV aerial point.

The kitchen area is fitted with a selection of matching base and wall mounted units in gloss white, roll edged work surfaces to two side incorporating a breakfast bar, inset single drainer one and a half bowl sink unit with mixer tap, inset four ring electric hob with oven under and stainless steel extractor over, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler.



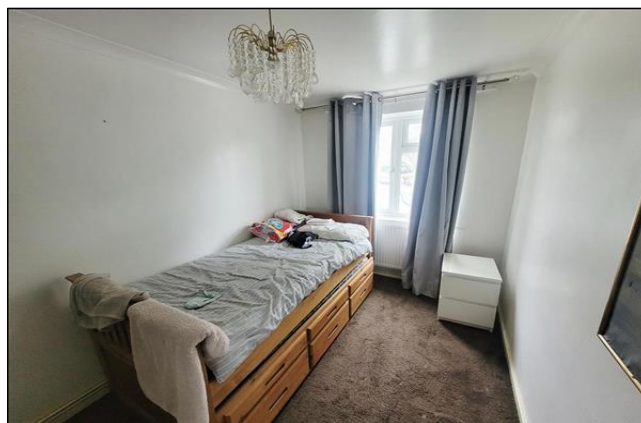
BEDROOM ONE 3.53m (11'7") x 3.35m (11'0")

UPVC double glazed window to the front aspect, radiator, TV aerial point.



BEDROOM TWO 3.35m (11'0") x 2.18m (7'2")

UPVC double glazed window to front aspect, radiator, TV aerial point.



BATHROOM

Modern refitted suite to comprise panelled enclosed bath with mixer tap and telephone style shower attachment with wall mounted electric shower over, pedestal wash hand basin and low level flush wc, vanity mirror with lights and shaver socket, radiator, aqua boarded walls, tiled flooring, ceiling mounted extractor.



STORE CUPBOARD

A useful storage space located in the communal hallway adjacent to the front door, housing the electric consumer unit and gas meter.

OUTSIDE

Communal parking spaces, non allocated providing ample spaces for the use of residents.

SERVICES

Mains drainage, water, gas and electricity.

COUNCIL TAX

Band B.

TENURE

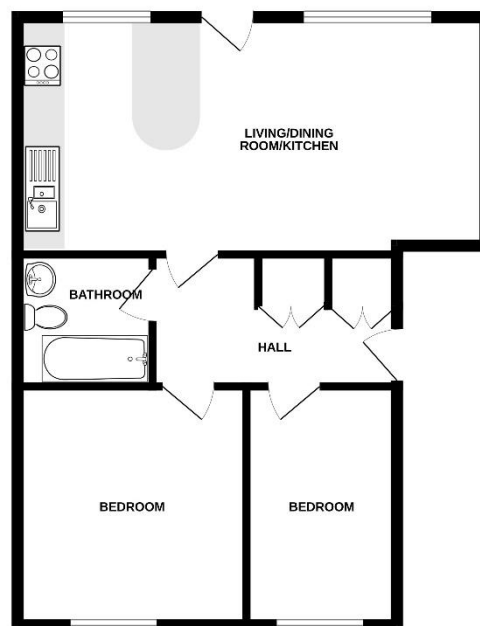
LEASEHOLD – 999 Years from 1965.

The freehold is vested with the Boslowick Court Management Company Limited which has been formed to administer and maintain the 24 apartments. Each apartment owner is a shareholder of this company and its freehold interest. We currently await details of the monthly charge.

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.

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, doors and any other details are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
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