



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 £175,000

ENERGY EFFICIENCY RATING
BAND D

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

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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.

