



Falmouth

A well presented basement flat
Convenient position close to town
Ideal first time buy or investment opportunity
Being sold with 'no onward chain'
Spacious bedroom & lounge area
Modern shower room
Light and bright fitted kitchen
Enclosed courtyard garden with timber seating area
Contents included if required
Viewing highly recommended

Guide £195,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND E**

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

01326 311400
www.kimberleys.co.uk

REF: SK7273



This charming one bedroom basement flat is being offered for sale with 'no onward chain' and would be an ideal purchase for a first time buyer or for someone wanting a 'turn key' investment opportunity with all contents included if required.

The property is set in a very convenient position close to the centre of Falmouth town and all the amenities this bustling town has to offer.

From here there are excellent transport links with the property being on a bus route and just a short walk from Penmere train station, which has a branch line running between Falmouth Docks and the cathedral city of Truro. The area is renowned for its stunning natural beauty, boasting some of the finest sailing waters in the country, along with a wide selection of beaches and scenic coastal and countryside walks.

The accommodation in brief comprises; spacious bedroom, lounge, shower room and a light fitted kitchen that has a door to the enclosed courtyard/patio area.

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

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES

All dimensions approximate.

Granite steps take you down to a concrete path and a covered area with a red post box and access to the front door.

UPVC double glazed door with glazed fan light over to:

HALLWAY

With radiator, central pendant light, ceiling spotlight light fitting, meter cupboard, under stairs storage cupboard housing Strom electric boiler, carbon monoxide/smoke alarm, coat hooks, louvre door storage cupboard, doors to bedroom and kitchen and opening to lounge area.



BEDROOM 3.86m (12'8") x 3.76m (12'4") into recesses.

Three UPVC frosted double glazed windows to the front (two with deep sills), recessed shelving and inset storage cupboard either side of the bed, custom made headboard with electrical sockets, carbon monoxide/smoke alarm, radiator, wall mounted TV, central ceiling light, fitted carpet. Accessed via a panelled door from the hallway or from the lounge.



LOUNGE 3.58m (11'9") into recess x 2.24m (7'4")

Painted rough cast walling, beamed ceiling, pendant light, carbon monoxide/smoke alarm, wooden shelving into recess, wall mounted TV, broadband point, fitted carpet. Accessed from the bedroom or opening from the hallway.



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.



SHOWER ROOM 2.34m (7'8") x 0.89m (2'11") measured into sink recess and plus inset shower cubicle.

UPVC double glazed window to the rear with roller blind, Imex wide china wash hand basin with chrome mixer tap, glass mosaic and Respatex panelled splash back with vanity cupboard under, low-level flush wc, inset single shower cubicle with Triton Enrich electric shower, Respatex panelling and glass shower screen, two flush glass ceiling lights, extractor fan, patterned vinyl flooring. Accessed from the lounge area.



KITCHEN 2.97m (9'9") x 2.18m (7'2")

UPVC double glazed window overlooking the side. Fitted with a range of olive green base units with stainless steel spiral handles, wood effect work surfaces with patterned splashbacks, inset Candy electric cooker with Cooke & Lewis 2-ring electric hob above, inset single drainer stainless steel sink unit with mixer tap, space for under counter refrigerator, wooden shelf for mugs and glasses, breakfast bar, light fitting with three pendant lights, carbon monoxide/Smoke alarm, fire extinguisher, laminate flooring, UPVC double glazed door with matching side panel to outside.



OUTSIDE

To the rear of the property is a spacious patio area comprising of a timber decked area with custom built seating and table plus an area laid to slate and concrete paving. Wooden edged flowerbeds surround the patio sporting a variety of palm trees giving the patio a Mediterranean feel. The whole is enclosed by a stone wall and closed board fencing. To the rear of the patio there is a wooden gate providing a fire exit to nearby Brook Street.

SERVICES Mains electricity, drainage and water.

COUNCIL TAX Band A.

TENURE

Leasehold. 999 year lease dated 2025 to and including 3024.

RENT Peppercorn Rent.

SERVICE CHARGE

25% of the service costs, capped to a maximum of £1000 per service charge year. Payment dates 25th March and 29th September.



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.



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.

