



Falmouth

A ground floor apartment
Popular residential location close to the sea front
Spacious, light and airy accommodation
Open plan lounge/dining room/ fitted kitchen
Two good sized bedrooms (principal en-suite)
Comprehensive white bathroom suite
French doors opening to delightful terrace
Storage facility, parking space, communal gardens
Gas fired central heating, UPVC double glazing
Being sold with 'no onward chain'



Guide £410,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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



01326 311400
www.kimberleys.co.uk

REF: SK7276

An ideal opportunity to acquire this two bedroom, ground floor apartment that has the added advantage of its own terrace leading to a communal garden, a separate storage facility and an allocated parking space.

Set within a convenient location, the property is ideally placed for Falmouth's famous sea front, Gelly Beach Cafe and the Co-op convenience store opposite. The bustling town centre offers a diverse range of facilities including many independent shops and national retailers, cafes, pubs and restaurants along with a multi-screen cinema, The Poly Theatre and at the far end of town, The National Maritime Museum. Falmouth also plays host to a number of festivals throughout the year including The Sea Shanty Festival, Oyster Festival and Falmouth Week that hosts both sailing and shoreside events.

Melville Court has always proved popular with its residents and is set within well maintained communal gardens for all to enjoy. This particular apartment is easily accessible and has accommodation in brief comprising; entrance vestibule, hallway, open plan lounge, kitchen and dining room, two good sized bedrooms (one en-suite) and a main bathroom/wc combined in white. Outside the property there is a private terrace which overlooks a small area of communal garden. As previously mentioned, the property also boasts a separate storage facility and an allocated parking space.

**As the vendors sole agents, we highly recommend an early appointment to view.
Why not call for your personal viewing today?**

THE ACCOMMODATION COMPRISES:

Communal composite half glazed red door to:



COMMUNAL HALLWAY

With fitted carpet, radiator, wall light, post boxes and glazed fire door to:

INNER COMMUNAL HALLWAY

Access to lift, glass ceiling light, dado rail, carpet, own panelled front door to:

ENTRANCE VESTIBULE 1.35m (4'5") x 0.94m (3'1")

With coat hooks, flush glass ceiling light, dado rail, fitted carpet, panelled door to:

HALLWAY 3.45m (11'4") x 1.85m (6'1") plus recess 0.86m (2'10") x 1.37m (4'6")

Two banks of stainless steel ceiling spotlights, telephone and internet point, fire/smoke alarm, radiator, ornate coved ceiling, dado rail, multi-paned double opening doors to the living room, panelled door to full height storage cupboard, thermostat control, doors to the two bedrooms and bathroom, fitted carpet.



OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

DINING AREA 4.09m (13'5") x 3.28m (10'9")

With ornate coved cornicing, spacious full height storage cupboard with shelving, stainless steel ceiling light, fitted carpet, TV aerial point, double radiator with shelf, UPVC multi-paned French doors leading to the patio and communal garden.



LOUNGE AREA 3.71m (12'2") x 3.20m (10'6")

A triple aspect with three sash style UPVC double glazed windows to the front and both sides, TV aerial point, ornate coved cornicing, stainless steel ceiling light, telephone point, radiator, fitted carpet.

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.



KITCHEN AREA 3.63m (11'11") x 1.93m (6'4")

UPVC sash style double glazed window to the side. Fitted with a range of light wood effect wall and base units plus glass display cupboard, dark grey speckled effect roll top work surfaces with ceramic tiled splash backs, inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap, built-in Zanussi electric oven, Zanussi stainless steel four-ring hob with Zanussi stainless steel extractor fan over, built-in Bosch dishwasher, built-in Blomberg washing machine, space for tallboy refrigerator/freezer, wall mounted thermostat for hot water and heating, stainless steel appliance control panel, two banks stainless steel spotlights, light wood effect laminate flooring, fire/smoke detector, kick board extractor fan.



FROM HALLWAY, PANELLED DOORS TO:

BEDROOM ONE 4.06m (13'4") x 2.69m (8'10")

UPVC sash style double glazed window to the rear, built-in full height double wardrobe cupboards with hanging space and shelving, coved ceiling, radiator, pendant light, fitted carpet, panelled door to:



EN-SUITE SHOWER ROOM 1.98m (6'6") x 0.97m (3'2") plus double shower recess.

Double shower cubicle with ceramic tiled walls, wall mounted inset stainless steel shower controls, stainless steel riser and glass shower screen, pedestal wash hand basin with chrome hot and cold taps, concealed cistern low flush wc with shelving to one side, heated towel rail, inset ceiling spotlights, wall mounted vanity mirror, mirrored bathroom cabinet, extractor fan, fully tiled walls, ceramic tiled flooring.



BEDROOM TWO 4.06m (13'4") x 2.46m (8'1") plus door recess.

Sash style UPVC double glazed window to the rear, panelled door to airing cupboard housing Heatrae Sadia Megaflow water tank and Worcester gas central heating boiler, radiator, flush ceiling light, coved ceiling, wall mounted smoke/carbon monoxide alarm, fitted carpet.



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BATHROOM 1.96m (6'5") x 1.98m (6'6")

Sash style UPVC double glazed window with roller blind. Fitted with a white suite comprising; handled and panelled bath with chrome mixer tap and telephone style hand shower, concealed cistern low flush wc with storage and display shelves either side, pedestal wash hand basin with chrome hot and cold taps, wall mounted vanity mirror, mirrored bathroom cabinet, fully tiled walls, chrome heated towel rail, inset ceiling spotlights, extractor fan, shaver socket, radiator, fitted carpet.



OUTSIDE

PRIVATE TERRACE

Accessed from the French doors in the living room or from the communal garden. Wide step down to Bradstone paved terrace (sheltered by the balcony above), outside courtesy light, enclosed by low stone balustrade wall with opening that steps down to the communal garden.



COMMUNAL GARDENS

Melvill Court was built on the site of the original Melvill Court Hotel with the original gardens still remaining. These well maintained gardens are truly spectacular and sport an abundance of mature plants, shrubs and trees interspersed with palm trees that gives the gardens a Mediterranean feel.



STORAGE FACILITY

Located to the side of the block.

PARKING

There is a numbered allocated parking space for the apartment located nearby. For convenience there is visitors parking on site and a refuse collection point.

TENURE

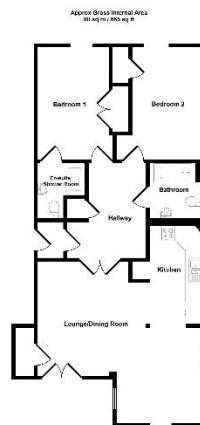
Leasehold for the remainder of a 999 year lease dated 2002. The freehold interest is vested within The Melvill Court Management Company Ltd, of which each owner at Melvill Court is a shareholder and co-owner. The development is managed by Bluewaters Residential Management - telephone 01209 214700.

SERVICE CHARGES

Currently £2480.40 per annum (1st January to 31st December). The budget will be renewed annually and an increase may be implemented. No holiday lets, only assured shorthold tenancies. No pets which could cause annoyance to the Lessor or occupiers of the other apartments.

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.



This floor plan is only for identification purposes and is not to scale. Measurements of rooms, doors, windows, and any other features are approximate and may not be exact. Kimberley's Independent Estate Agents do not accept liability for any errors or omissions in this plan.

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