



Falmouth

A first floor apartment conversion
Set on a prominent corner location
In need of modernisation and cosmetic refreshment
Gas central heating by radiators
Dual aspect living/dining room
Galley style kitchen
Useful attic area
One double bedroom, shower room/wc
Small garden to the side
Walking distance to the town, local amenities & university

Guide £150,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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REF: SK7275



A great opportunity to secure this first floor one bedroom apartment which is set on a prominent corner location at the junction of Marlborough Road and Trelawney Road and within walking distance to various university campuses, local amenities, the beach and a downhill stroll into Falmouth's bustling town centre.

This apartment forms part of a conversion from a larger town house and spans the whole of the first floor and is being sold with the benefit of 'no onward chain.'

The property is in need of some modernisation and cosmetic refreshment and this will allow new owners to capitalise on the great potential here and also create home to their own style and requirements. We think the property is ideal for first time buyers or investors alike with current features including gas central heating by radiators (not tested), UPVC double glazed windows (where stated), some period features in place too!

The accommodation in brief includes an entrance door to the side of the property, an entrance vestibule with staircase leading to the first floor landing, living/dining room, galley style kitchen, a double bedroom and shower room/wc combined.

Falmouth's popular and bustling town centre and waterside districts are within walking distance where you can find a thriving town centre which has an excellent blend of individual shops and high street names together with an eclectic selection of multi-national restaurants, bars, coffee houses, art galleries, the Poly Arts Theatre, multi-screened cinema and at the far end of town, the National Maritime Museum. The town plays host to a variety of food and music festivals throughout the year which prove popular with locals and visitors alike. The town has the third natural deepest harbour in the world providing excellent water sport facilities with Falmouth Docks and Pendennis Shipyard providing employment for a large part of the towns population. There is good local schooling with primary and secondary education and various university campuses.

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

Why not call for an appointment to view?

THE ACCOMMODATION COMPRISES:

Gateway and path leads alongside the property to your own front door.

Painted and glazed door to:

ENTRANCE VESTIBULE

With radiator, fitted carpet, electric meter and consumer box, pine staircase leading to:

MEZZANINE LEVEL

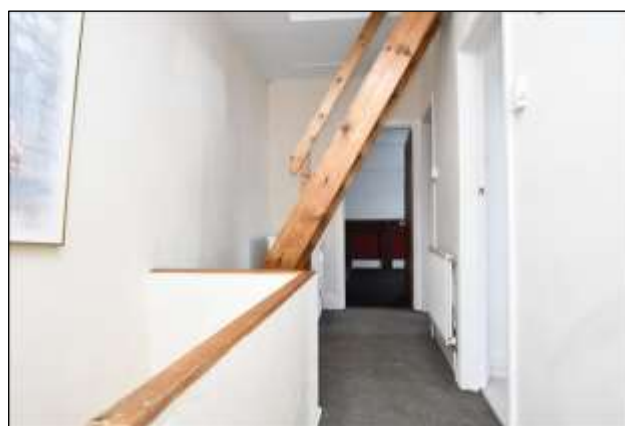
GALLEY SHOWER ROOM/WC

With white suite comprising; a white shower area with Mira thermostatically controlled electric shower and folding screen, radiator, wall mounted hand wash basin with chrome easy-on taps and tiled splash back over, low flush wc, recessed frosted double glazed window, painted pine panelling, non-slip flooring, strip wood internal door.

RETURN STAIRCASE TO:

FIRST FLOOR LANDING

With radiator, solid pine open tread staircase to the attic space, access to principal rooms.



DOUBLE BEDROOM 4.52m (14'10") x 3.17m (10'5")

With radiator, built-in linen cupboard with slatted shelving, angular bay and UPVC double glazed window overlooking Marlborough Road, fitted carpet, stripped wood internal door.



KITCHEN 3.45m (11'4") x 1.68m (5'6")

A galley style and simply fitted with a range of dark wood fronted wall and base units with roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit, gas cooker point, plumbing for washing machine, space for under counter refrigerator, wall mounted Baxi gas central heating boiler (not tested), vinyl flooring, box sash style UPVC double glazed window having a pleasant outlook towards Marlborough Road, serving hatch to the reception room.



LIVING/DINING ROOM 5.23m (17'2") x 3.58m (11'9")

A bright dual aspect room which has large box sash style UPVC double glazed windows overlooking the front and side aspect, a focal point solid dark wood wrap around display areas, closed recessed fireplace, TV aerial point, recessed shelving, double radiator, picture rail, two ceiling drop lights, coved cornicing, fitted carpet, stripped wood panelled internal door.



ATTIC AREA 5.28m (17'4") x 2.82m (9'3") floor area.

With pitched roof, Velux window, fitted carpet and approached via a solid fixed open tread pine staircase.

OUTSIDE

There is an overgrown piece of garden to the side of the property which is well stocked with plants and shrubs.



SERVICES Mains drainage, water, electricity and gas.

TENURE

Leasehold - 100 years from the 26th May 2001. (75 years remaining)

COUNCIL TAX Band A.

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.

