



Falmouth

A delightful self-contained apartment
Superb water views to rear
Offered with 'no onward chain'
Ideal as a home or investment
Gas central heating by radiators
UPVC double glazed windows and door
Well proportioned lounge/dining room
Fitted kitchen with water views
Two double bedrooms, bathroom/wc
Allocated parking space, sheltered patio

Guide £245,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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

01326 311400
www.kimberleys.co.uk

REF: SK7283



This well presented middle floor two bedroom apartment is set in a popular residential location at Penwerris Lane within easy reach of the town centre and enjoying superb water views across the Penryn river towards Flushing.

Our client bought the apartment through our agency almost twenty eight years ago and during that time it has been a comfortable and convenient home and latterly in recent years, a great investment with the writer having stayed there recently for nearly three years.

The apartment has been decorated in neutral tones and still offers plenty of potential for new owners to create and customise the property to their own needs and requirements. The property has features including UPVC double glazed windows and front door, gas central heating by radiators, fitted carpets and laminate floor to the principal areas.

The accommodation includes a reception hall, two double bedrooms, a large open plan lounge/dining room with superb views across the river, a fitted kitchen again with water views and a bathroom/wc combined. At the front of the apartment there is a paved courtyard, exclusively for your own use. The apartment has an allocated parking space and there are a further four guest parking spaces for visitors.

The apartment is ideally placed and within walking distance of Penwerris Post Office and Stores, local fish and chip shop and barbers and just a further walk from Falmouth's bustling town centre in one direction and downhill to Sainsbury's Lidl and Falmouth Marina.

**As the owner's sole agents, we strongly recommend an immediate viewing to secure this apartment.
Why not phone for an appointment to view today?**

THE ACCOMMODATION COMPRISES:

CONCRETE STAIRCASE LEADS DOWN FROM THE CAR PARK THROUGH A WROUGHT IRON GATE INTO THE FRONT PAVED COURTYARD AREA WHICH IS EXCLUSIVELY FOR THE APARTMENT.

UPVC DOUBLE GLAZED FRONT DOOR TO:

RECEPTION HALL

With electric consumer box, radiator, cloaks cupboard, coat hooks, fitted carpet, access to all principal rooms.

BEDROOM ONE 3.96m (13'0") x 2.79m (9'2")

With double glazed window overlooking the front aspect and patio, radiator, laminate wood flooring, TV aerial point.



BEDROOM TWO 3.58m (11'9") x 2.79m (9'2")

Again, with double glazed window enjoying a pleasant outlook over the front patio, fitted full width pine shelves, radiator, fitted carpet.



BATHROOM 2.18m (7'2") x 2.01m (6'7")

With coloured suite comprising handled and panelled bath, mixer tap, shower attachment, fully tiled surround and folding shower screen, low flush wc, pedestal wash basin, chrome easy-on hot and cold taps, half tiled walls, fitted mirror, frosted double glazed window and roller blind, spotlights, heated towel rail, vinyl flooring.



LOUNGE/DINING ROOM 6.48m (21'3") x 3.76m (12'4") into recess.

A delightful main reception room which has a rectangular bay and double glazed windows enjoying fabulous views across the river to Little Falmouth, parts of Flushing and the harbour and docks to the right hand side, two radiators, TV aerial point, three ceiling lights, built-in storage cupboard with shelving, open plan to:



KITCHEN 2.90m (9'6") x 2.82m (9'3")

Equipped with a range of pine matching wall and base units with roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome easy-on hot and cold taps, plumbing for washing machine and dishwasher, breakfast bar, ceramic tiled flooring, wall mounted Worcester gas central heating boiler (combi), ceramic tiled flooring, spotlights on tracking and enjoying a light dual aspect with super views across and up the river with flank window enjoying the most amazing sunsets for the Spring and Summer.



COURTYARD

As previously mentioned, at the front of the property there is a generous paved courtyard with flowerbeds, a numbered parking space in front of the development and across the other side of the road, a couple of guest parking spaces for when you have visitors.

COUNCIL TAX Band C.

SERVICES Mains drainage, water, electricity and gas.

TENURE

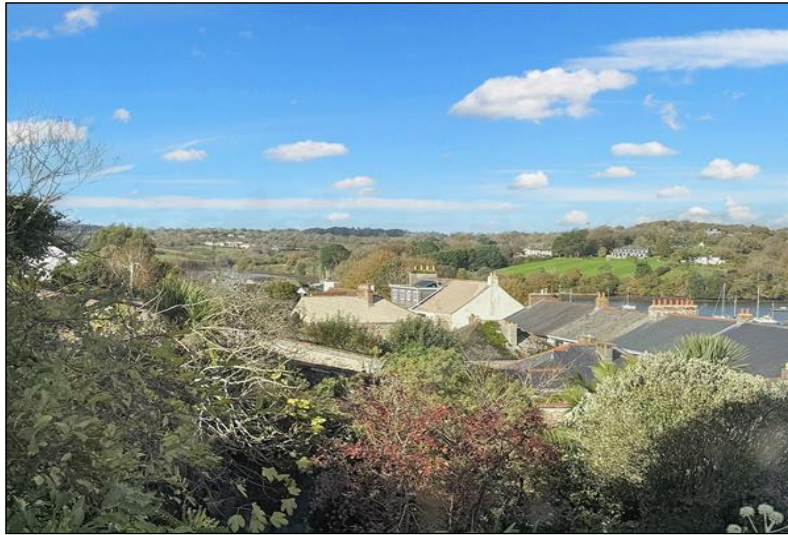
Leasehold for the remainder of a 999 year lease from July 1988 and each of the 8 apartments owns a share of the Freehold interest.

GROUND RENT AND MAINTENANCE CHARGES

£975.00 per annum 2024 (awaiting updated figures).

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.

