



Falmouth

A well presented top floor apartment
Secure gated harbourside development
Considered ideal as a home or investment
Delightful views to the front and rear
Sealed unit double glazed windows
Economy 7 electric heating
Bright and spacious three bedroom accommodation
Sitting room, fitted kitchen/dining room
Single garage, allocated parking
70 yards from Port Pendennis Marina

Guide £425,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7285



A great opportunity to own this well presented, three bedroom top floor apartment which is set in Swallow House, deep in the heart of this highly sought after marine and harbourside, exclusive gated development at Port Pendennis on the Eastern side of Falmouth's town centre.

This development offers a secure gated environment which has private roads, allocated and visitor parking, beautifully kept communal gardens and marina side pathways and telephone entry access at the main gate.

This particular apartment block is within 70 yards of the marina, close to the Maritime Museum and Events Square, Falmouth's sea front and Pendennis Castle. The property has features including sealed unit double glazed windows, independent Economy 7 electric heating, a re-modelled kitchen/dining room with built-in appliances, fitted blinds in some rooms and all fitted floor coverings included in the sale.

The bright and spacious accommodation includes; a communal entrance hall with turning staircase or LIFT SERVICE to the second floor. Access through your own front door into a reception hall and offering a sitting room with an angular bay and views over the front communal garden towards the marina, fitted kitchen/dining room with a pleasant outlook to the rear of the building, three bedrooms and a shower room/wc combined. Outside there is a single garage located just a few yards from the rear entrance door. There are a number of allocated parking spaces alongside.

We understand from our clients that there are no restrictions on long term or holiday letting making this an ideal bolthole or an addition to an investor's portfolio.

As our client's sole agents, we highly recommend an immediate viewing to secure this fine apartment.

THE ACCOMMODATION COMPRISES:

Communal entrance hall with entry through a keypad or telephone system into:

COMMUNAL RECEPTION HALL

This has a turning staircase and LIFT SERVICE to the second-floor landing.

PERSONAL FRONT DOOR TO:

RECEPTION HALL

With sealed unit double glazed window and Venetian blinds overlooking the managed grounds, night storage heater, two cloaks cupboards, two separate loft accesses, wall mounted security entry video phone system, access to principal rooms.

SITTING ROOM 5.33m (17'6") x 3.66m (12'0") into recess.

Having an angular bay and sealed unit double glazed window with delightful views over the managed front gardens towards the marina and Penryn River, electric panel radiator, six-panelled internal door, dimmer switch lighting for the wall light, TV aerial point, double opening multi-paned doors leading to:



KITCHEN/DINING ROOM 5.87m (19'3") x 3.45m (11'4") plus bay.

A bright re-fitted kitchen/dining room which has a rectangular bay and sealed unit double glazed windows with Venetian blinds overlooking the gardens and parking at the rear, second window with Venetian blind enjoying much the same view, fitted carpet, space for dining table and chairs.

The kitchen section is well equipped with a full range of matching wall and base units with wrap around work surfaces and metro tiling over, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap and cutlery drainer, electric ceramic hob with stainless steel back plate and cooker hood over, electric double oven set in housing alongside, plumbing for washing machine, concealed slimline dishwasher, under counter refrigerator and freezer, herringbone brick effect ceramic tiled flooring, cupboard housing Economy 7 electric water heater.





BEDROOM ONE 3.40m (11'2") x 2.67m (8'9") plus recess 0.79m (2'7") x 0.79m (2'7")

Having a sealed unit double glazed window with Venetian blinds having a pleasant outlook to the rear of the building, night storage heater, coved cornicing, TV aerial point, deep double fitted wardrobe cupboard with hanging space and shelving, panelled internal door.



BEDROOM TWO 3.07m (10'1") x 2.97m (9'9")

Again, with night storage heater, fitted carpet, coved cornicing, arched sealed unit double glazed window enjoying a lovely outlook over the managed gardens towards the marina and river, panelled internal door.



BEDROOM THREE 2.79m (9'2") x 2.46m (8'1") plus 0.97m (3'2") x 0.53m (1'9")

With sealed unit double glazed window enjoying an outlook to the rear of the building, night storage heater, coved cornicing, fitted carpet, panelled internal door, built-in wardrobe cupboard.



SHOWER ROOM 1.96m (6'5") x 1.75m (5'9")

With a white suite comprising; walk-in enclosed double fully tiled shower cubicle with Mira Sport electric shower and glass screening, low flush wc, pedestal hand wash basin with fitted mirror and shaver point either side, heated towel rail, down flow fan heater, frosted sealed unit double glazed window with roller blind, fully tiled walls and flooring, panelled internal door.



OUTSIDE

GARAGE EN BLOC 5.74m (18'10") x 3.05m (10'0")

With up and over door, light and power and located just a few yards away from the rear access door.

ALLOCATED PARKING

Alongside the perimeter wall.

GROUNDS

There are beautifully managed grounds throughout the development which have delighted seating areas overlooking the marina and pathways which lead around the marina.

SERVICES Mains drainage, water and electricity.

COUNCIL TAX Band F.

TENURE

Leasehold - 1000 years from 1998 (963 years remaining).

SERVICE CHARGE

£930.24 quarterly. (£3,720.96 per annum)



AGENTS NOTE

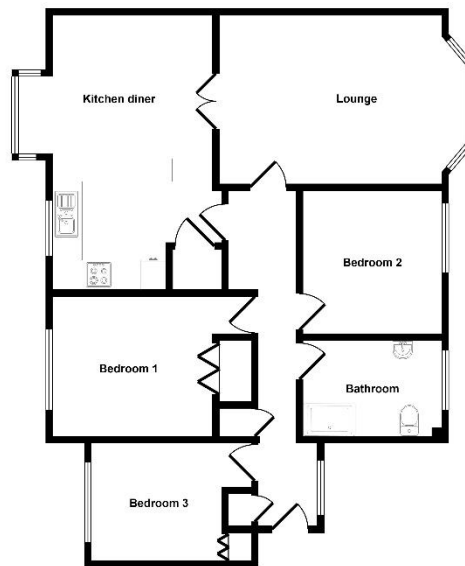
We understand from our clients that there are no restrictions on long term or holiday letting making this an ideal bolthole or an addition to an investor's portfolio.

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.



Approx Gross Internal Area
81 sq m / 875 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

