

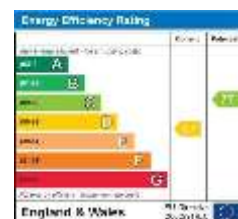


Penryn

A superb ground floor apartment
 Quite tucked away town location
 An ideal first time purchase or investment
 Being sold as a chain free transaction
 Newly renovated with quality and style
 Gas central heating by radiators
 Open plan lounge and bedroom area
 New quality fitted kitchen with appliances
 Luxurious bathroom and combined wc in white
 Delightful shared mature gardens



Guide £115,000 Leasehold



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

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www.kimberleys.co.uk

REF: SK6488



A great opportunity to own this compact and bijou, self-contained ground floor apartment which is set in the heart of Penryn's historic town centre and being sold by our client as a chain free transaction, allowing a motivated buyer a chance to conduct a swifter sale.

This delightful apartment has been recently renovated to a high standard with imagination and style, making the most of the available space with thoughtful storage solutions, along with gas central heating by radiators, a superb new fitted kitchen with oven and hob, a remodelled luxurious bathroom in white, fitted carpets and hard waring solid flooring.

The apartment is considered ideal as a first time purchase, a "lock up and leave" base or for someone looking to start or add to an investment portfolio at a highly affordable price to produce a healthy return.

The property has flexible dual access with a communal door and staircase from St Thomas Street or from the rear past the Glasney College site and through an ope way with private gateway into the gardens, and from there a pathway to your own front door.

Within the town there is a good selection of local shops including a Post Office, convenient store, two fish and chip shops, various cafes and galleries, public houses, hairdressers, doctor's surgery, option and specialist independent shops. At the top of the town there is Penryn Sport College and Junior School and a branch line railway station which links to Falmouth Docks and the cathedral city of Truro. We would also recommend a walk from Penryn Bridge along Ponsharden and North Parade into Falmouth town centre with the river to the left-hand side.

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

Why not call for a personal viewing today?

ACCOMMODATION COMPRISES

Half glazed front door leads into:

OPEN PLAN LIVING/BEDROOM 5.97m (19'7") x 3.12m (10'3")

A delightful open plan living/bedroom which has a deep recess sash window overlooking the front aspect, radiator, open fronted wardrobe area, a nest of six drawers below an open shelved floor to ceiling storage, television cabling, two ceiling drop lights, wooden display shelving in the lounge area, linen cupboard with stopcock and slatted shelving, fitted carpet, doorway to:



INNER HALLWAY

Again, with fitted carpet, radiator with white panelled internal door leading to:

KITCHEN 3.61m (11'10") x 1.52m (5'0")

A perfect example of a galley style kitchen of a slightly irregular shape and newly fitted with a quality range of matching wall and base units in matt dove grey finish, soft closers, wood finish work surfaces and white metro tiling over, electric ceramic hob, a single fan assisted oven under and a stainless steel cooker hood over, composite sink unit and matt black easy-on mixer tap over, strip light, space for a tallboy

fridge/freezer, double radiator, wall mounted Worcester gas central heating boiler, deep recessed sash window with double base cupboard below, fitted work surface and continued white metro tiling, plumbing and space for a washing machine.



OUTSIDE

Outside the apartment there is a delightful shared communal garden which can be reached via a separate gate off an opeway at the rear. The garden is mainly laid to lawn with freestanding pots, a concrete area outside the flat which would make a good sheltered seating area.



BATHROOM 2.13m (7'0") x 1.83m (6'0")

Again of a slightly irregular shape and luxuriously appointed with white suite comprising shaped shower bath with chrome mixer shower, incorporating a drench head and conventional hand shower, contemporary chrome waterfall mixer tap and heritage bathroom panelling over pedestal wash hand basin, again with contemporary waterfall tap and splash back mirrored bathroom cabinet, low flush wc, white panelled internal door, double radiator, double glazed sash window to the rear aspect.



LEASEHOLD

A new 125 year lease was created in 2019.

SERVICE CHARGE

£17.37 per month - includes buildings insurance and service charge.

GROUND RENT £150.00 per annum.

COUNCIL TAX - Band A

DIRECTIONS

From our office proceed up Killigrew Street turning right into Brook Street, then left Kimberly Park Road. At the traffic lights turn right and go down Draceana Avenue crossing both roundabouts and Penryn Bridge and turn left and go up Penryn High Street and in the centre opposite The Queens Arms turn left into St Thomas Street, proceed down the hill where the property can be found on the right-hand side, clearly marked by our For Sale board.

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.

