

FOR SALE



Calver Close, Penryn
Guide Price £172,500


MARTIN & CO

Calver Close

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- 1 BEDROOM APARTMENT
- CENTRAL PENRYN LOCATION
- ALLOCATED PARKING
- NO ONWARD CHAIN
- GROUND FLOOR

This low maintenance, one bedroom, ground floor apartment is set within the popular modern development of Calver Close in the centre of Penryn. The property is being sold with vacant possession and has no onwards chain. This apartment would make an ideal first home and with a proven record as a great buy to-let will also appeal to investors. (Short term holiday rentals are not permitted by the lease to preserve the character for residents.)



With a thriving high street just steps away, you'll find plenty of amenities, including delightful cafes, yoga and meditation studios and local independent boutiques. Bus and rail links are easily at your disposal with Penryn Railway Station just a 5 minute walk away.

Penryn is a 'stone's throw' from the larger town of Falmouth which has a vibrant cultural scene with Falmouth School of Art and Exeter and Falmouth Universities having campuses dotted around the area as well. Penryn Campus is a 15 minute walk. The local beaches of Swanpool and Gyllyngvase are a short drive or cycle ride away, along with a choice of coastal and countryside walks.

EPC: C

Council Tax Band : A

Heating & Hot Water : Mains Gas

Communal Gardens

Allocated Parking

Broadband : Average download speed of the fastest package at this postcode 1600 Mb

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information

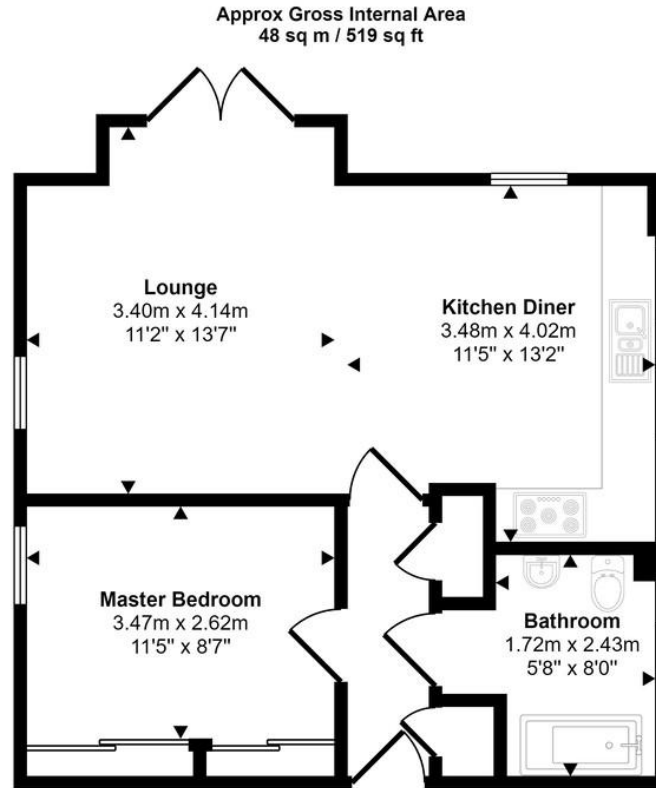
Ground Rent £210 per year - rising by £10 every 3 years

The lease is 999 years from 1st Jan 2006.

The annual management/ maintenance/ service charge including Buildings Insurance is £1295 (£108 per month but paid quarterly).

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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.

Martin & Co Falmouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.