FOR SALE

15 The Walled Garden
Guide Price £199,000

MARTIN&CO

The Walled Garden

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- **FIRST FLOOR APARTMENT**
- **SECLUDED GATED DEVELOPMENT**
- **PRETTY COMMUNAL GARDEN**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**

This two double bedroom first floor apartment is situated within the wonderful and secluded Walled Garden development on the outskirts of Penryn.

This two double bedroom first floor apartment is situated within the wonderful and secluded Walled Garden development on the outskirts of Penryn. The property is in excellent condition and has spacious accommodation. The Walled Garden is a very well-maintained development, situated just off Kernick Road, very conveniently located for local amenities.

This first-floor apartment has a lovely open feel. There is a very spacious lounge with patio doors onto a Juliet balcony, a feature gas fire and a dining area. At one end of the lounge there is a fully fitted kitchen which has a built-in electric oven and hob with extractor hood, spaces for a washing machine and dishwasher and a built-in fridge-

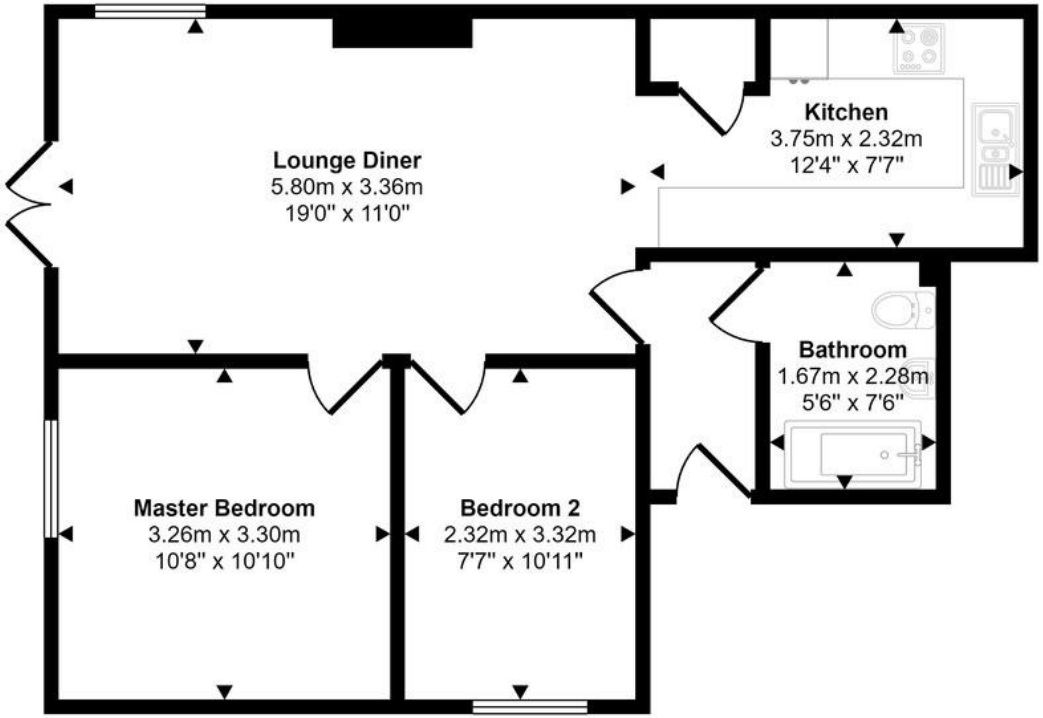
freezer. There is also a useful large storage cupboard. There are two double bedrooms located off the lounge and there is a fully fitted bathroom, with mains shower over bath located off the entrance hall.

First Floor Apartment
Double Glazing
Gas Central Heating
Feature Gas Fire
Pretty Communal Gardens
Allocated Parking Space
Presented in Very Good Condition
EPC C
Council Tax Band B
Leasehold plus Share of Freehold
Lease Term 999 Years From 1 January 2003 (976 years remaining)
Service Charge – Approximately £1600 Per Year, Paid Six Monthly
Storage Cupboard Outside Flat Which Houses Boiler
The property is currently tenanted on an AST managed by Martin & Co, generating an income of £1000 pcm.
Broadband : Ultrafast Broadband Available
Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information.
Source : checker.ofcom.org.uk

LOCATION:
The Walled Garden is a sought-after residential area on the outskirts of Penryn, within walking distance of the town centre, station and university campus. The centre of this historic harbourside town hosts a variety of interesting independent shops, cafes and amenities along with numerous historic pubs nestled amongst its cobbled streets. Penryn has an active community and good everyday facilities, including a primary and secondary school, plus Lidl, Sainsbury's and Asda supermarkets. The town benefits from good communication links with Falmouth via its bus service and train station, which links Truro City and mainline London Paddington.

PHOTOS TAKEN PRIOR TO CURRENT TENANCY

Approx Gross Internal Area
56 sq m / 600 sq ft



Floorplan

Martin & Co Falmouth
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01326 697696
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