



Falmouth

**A stylish first floor apartment
Set in a small exclusive development
Prime location near the sea front and the town
Built and finished to a high standard in 2021
Gas central heating by radiators, UPVC double glazing
Fitted living room/kitchen with balcony
Two double bedrooms, well appointed bathroom
Designated parking space, lift access
Walking distance to Falmouth Docks & Station
A long Leasehold, a share of the Freehold**

Guide £265,000

**ENERGY PERFORMANCE RATING
BAND B**

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

**01326 311400
www.kimberleys.co.uk**

REF: SK7379



We are delighted to offer as our clients sole agents, this stylish and well presented two bedroom first floor apartment which is set in a prime residential location at the end of Melvill Road, within walking distance of the sea front, Castle Beach, Falmouth Docks branch line station and a level walk into Falmouth's bustling town centre and waterside districts.

The development was built in 2021 to a high standard with our vendors buying the property 'off plans' and have thoroughly enjoyed the contemporary living experience, ambiance and location here.

As you would expect, the apartment is packed with features including gas fired central heating by radiators, UPVC double glazed windows and doors, a secure key fob and entry phone system, lift service to all floors, a rear facing balcony, a fitted kitchen with appliances and a combination of hard wearing wood finish flooring and fitted carpets.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure the property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

The front door leads into the communal hallway.

COMMUNAL HALLWAY

In the main entrance there is lift access or a staircase rising to the first floor and a marble floored communal hallway leads to:

OAK FRONT DOOR TO:

ENTRANCE VESTIBULE

With continued marble tiled flooring, cloaks area with coat hooks, radiator with stripped wood shelf and surround, wall mounted entry phone system, inset ceiling spotlights, deep storage cupboard with consumer box, access to principal rooms.



KITCHEN/DINING/LIVING ROOM 6.78m (22'3") x 3.66m (12'0")

A fabulous bright main room which runs the full width of the property and has a broad UPVC double glazed sliding patio door with two fixed side panels enjoying a lovely outlook across the balcony to the rear, hard wearing wood finish flooring, double radiator, TV aerial point, inset ceiling spotlights, recessed multi-paned internal door.



KITCHEN SECTION

Comprehensively equipped with a range of matching wall and base units in high gloss white, polished black granite work surfaces and marble metro tiling over, a range of built-in appliances including a four-ring gas hob with glass splashback, stainless steel and glass extractor hood over, Neff single fan assisted oven under, concealed washing machine and dishwasher, space for tallboy refrigerator/freezer, double bowl stainless steel sink unit with chrome swan neck mixer tap over, cupboard housing Ideal Classic 2 gas central heating boiler (combi).

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.





BEDROOM TWO 3.10m (10'2") x 1.96m (6'5")

Again, with deep recessed UPVC double glazed window enjoying a lovely outlook to the rear, inset ceiling spotlights, fitted carpet, six-panelled internal door, TV aerial point.

BALCONY 4.06m (13'4") x 1.14m (3'9")

With composite decking surface and coated safety rails. The balcony enjoys a pleasant outlook to the rear and is perfect to get the best of the afternoon sun through to sunset and being a place where you can relax and entertain your family and friends.



BATHROOM 1.93m (6'4") x 1.75m (5'9")

Luxuriously appointed with a white suite comprising; panelled bath with contemporary chrome mixer tap, mixer shower and tiled surround, glass shower screen, chrome ladder style heated towel rail, china hand wash basin set on a vanity unit with fitted mirror and splash back over, incorporated low flush wc alongside, continued hard wearing wood finish flooring, extractor fan, inset ceiling spotlights, six-panelled internal door.

BEDROOM ONE 3.51m (11'6") x 3.00m (9'10") into recess.

Having a recessed UPVC double glazed window and Roman blind enjoying a pleasant outlook to the rear, radiator, inset ceiling spotlights, fitted carpet, TV aerial point, six-panelled internal door.



PARKING

The apartment has its own numbered, allocated parking space on a red brick driveway.

SERVICES

Mains drainage, water, electricity and gas. Telephone (subject to suppliers transfer regulations)

COUNCIL TAX Band C.

COMMUNAL FACILITIES

At the front of the development there is a bin store and post room.

TENURE Leasehold - 999 years (994 years remaining)

SERVICE CHARGES

£1440.48 per annum. This includes building insurance, lighting, upkeep of the communal areas both internally and externally, monthly window cleaning, upkeep and maintenance of the fire system and lift maintenance contract.

FREEHOLD

Each apartment owner will benefit from a 1/12th share of the Freehold with the Freehold being owned by the management company. We understand holiday letting is not permitted at this development.

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.



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