



Mylor Bridge

A first floor apartment
Two double bedrooms
Presented to a good standard throughout
UPVC double glazing
Recently updated heating system
Central village location
Found in the popular waterside village of Mylor
Ideal home or investment property
50/50 of the Freehold, no service or maintenance charges
Viewing highly recommended

Guide £180,000 Leasehold

ENERGY EFFICIENCY RATING
BAND C

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REF: SK7410



An opportunity to purchase a purpose built, well-presented two bedroom apartment located within the waterside village of Mylor that will appeal to first time buyers, someone wishing to downsize, holiday let or a lock up and leave bolt hole.

The accommodation is presented to a good standard throughout and benefits from many modern features including UPVC double glazing and a recently updated heating system.

The accommodation in brief comprises of an external staircase leading to the front door opening on to a 24' kitchen/diner/living room, with a traditional kitchen having a good range of wall and base units, living room with UPVC double glazing overlooking Passage Hill, family bathroom and two bedrooms.

The property is located in the well served village of Mylor Bridge with local amenities including a convenience store, fish mongers, butchers, post office, newsagents, hairdressers, dentist, doctors a recently opened coffee house, the Lemon Arms public house plus highly regarded infant and junior schools. The village is situated on the bus route to Falmouth and Truro, five and eight miles respectively. Mylor continues to be a sought after area due to it's well appointed location which can be lively for those who wish to immerse themselves in the village life, and for the keen sailor the property is in within a short distance from Mylor Yacht Harbour.

An internal viewing is strongly recommended to appreciate what it has to offer and central village location.

THE ACCOMMODATION COMPRISES

A composite double glazed stable style front door opening on to:

KITCHEN/DINER/LIVING ROOM 7.42m (24'4") x 3.66m (12'0")

KITCHEN 3.20m (10'6") x 2.21m (7'3")

A traditional kitchen with a range of wall and base units with shaker style drawers, wrap around roll top work surface with tiled splash back, stainless steel 1 1/2 bowl sink with drainer and mixer tap, four ring hob, stainless steel extractor canopy over, stainless steel oven, plumbing and recess for washing machine, wine rack, plastered ceiling with ceiling light, UPVC double glazed window with outlook to the rear, airing cupboard housing a modern hot water tank with emersion and storage and finished with a laminate floor. This area flows into living room.



LIVING ROOM 4.17m (13'8") x 3.66m (12'0")

UPVC double glazed window with an outlook over Passage Hill, modern Dimplex night storage heater, plastered ceiling with ceiling light, positive air source device, laminate flooring, loft trap with access to attic space, doors to the bathroom and bedrooms.



BATHROOM

A family bathroom comprising of a three piece suite comprising; panelled bath with glass screen and electric shower over, low level wc with push button flush, pedestal hand wash basin with mixer tap and mirrored medicine cabinet over, part tiled walls, plastered ceiling with down lights, extractor fan, frosted UPVC double glazed window, tiled floor and wall mounted heater.



BEDROOM ONE 4.19m (13'9") x 2.62m (8'7")

A spacious double bedroom with UPVC double glazed window having an outlook over Passage Hill, wall mounted modern heater, plastered ceiling with ceiling light and finished with a carpet.



COUNCIL TAX BAND A

SERVICES

Mains drainage, water, electricity, telephone and broadband.

LEASEHOLD

Lease 999 years from 1995, 968 years remaining with 50% of the freehold, therefore not a normal 'leasehold' as there are no service or maintenance charges, repairs split 50/50.

AGENTS NOTE

The property is in a fortunate position where although it is leasehold with a remainder of the 999 lease, the vendor is also a co-owner of the lease 50/50 with external works divided on a 50/50 basis.

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.



BEDROOM TWO 3.05m (10'0") x 2.62m (8'7")

A further double bedroom with UPVC double glazed window overlooking the rear, wall mounted modern heater, plastered ceiling with ceiling light, shelving and finished with a carpet.



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.

