

FOR SALE



Wyndham House, College Hill
Guide Price £209,000


MARTIN & CO

Wyndham House, College Hill

Guide Price £209,000

- GROUND FLOOR
- RESIDENTS PARKING
- ELECTRIC HEATING & HOT WATER
- COMMUNAL GARDEN
- CLOSE TO TOWN CENTRE

IDEAL FOR FIRST TIME BUYERS!

A spacious two-bedroom, two-bathroom, ground floor apartment, with residents' parking and communal gardens. Very conveniently located, close to the centre of Penryn and just over 1 mile to the University of Exeter, Tremough Campus.

This very spacious, two double bedroom apartment is conveniently situated on the ground floor of Wyndham House. Presented in excellent condition and ready to move into, with NO CHAIN, we highly recommend viewing! With parking to the front and communal gardens to the rear, this is an opportunity not to be missed!



Leasehold - 125 years from 1 January 2007 (106 years remaining)

Service Charge £120 per month

Ground Rent £150 per annum

EPC D

Council Tax Band B

UPVC Double Glazing

Off Road Parking

Heating and Hot Water: Electric

Electric Supply : Mains

Water Supply: Mains/Metered

Drainage/Sewage Supply: Mains

Broadband : Superfast Broadband Available

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

Please contact individual providers for further information.

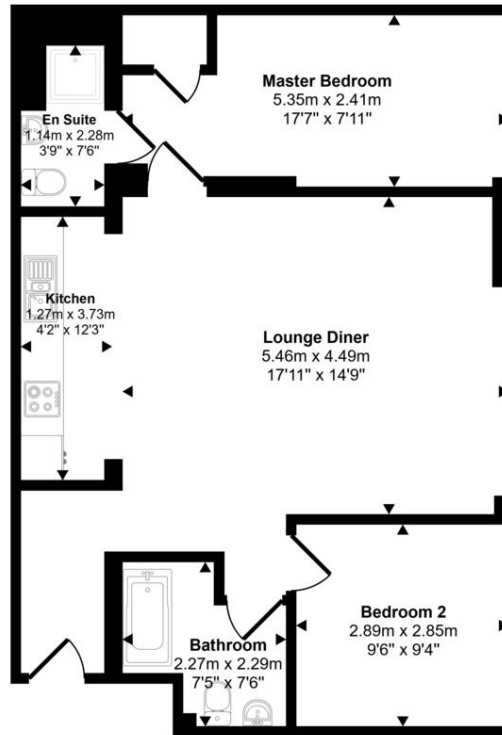
Source : checker.ofcom.org.uk

Wyndham House is modern block of flats, constructed in 2007, located off College Hill, a short walk to the centre of Penryn and a little over 1 mile to the University of Exeter, Tremough Campus. The property benefits from a spacious communal entrance, residents' parking, bike racks & communal garden.

Penryn is an active university town, with an historic harbour and town centre hosting a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous quaint pubs nestled amongst its cobbled streets. The town is well-served by three supermarkets (Lidl, Sainsbury's and Asda) and benefits from good communication links with Falmouth via its bus service and train station, which links to Truro City and the mainline to London Paddington. It's an excellent location for exploring South Cornwall and for making the most of the local beaches and countryside



Approx Gross Internal Area
66 sq m / 713 sq ft



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

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>



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.