



## Falmouth

A purpose built ground floor apartment  
Set in delightful managed gardens  
Walking distance to the beach and sea front  
Being sold with 'no onward chain'  
Well presented and spacious accommodation  
Gas fired central heating, UPVC double glazing  
Open plan lounge/dining room leading to the gardens  
Fitted kitchen with built-in appliances  
Two good bedrooms, luxurious bathroom/wc  
Single garage en bloc, guest parking space



**Guide £335,000** Leasehold

**ENERGY EFFICIENCY RATING  
BAND C**

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

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REF: SK7025



We are delighted to offer for sale for the first time since 2011, this well presented, purpose built, two bedroom, ground floor apartment which is set in a great location amidst well managed grounds, enjoying partial sea views and within walking distance of Gyllyngvase and Swanpool Beaches and Falmouth's famous long sea front with views across the bay to the horizon.

This lovely apartment has been a comfortable home for our client and family and is now surplus to their needs thus offering a motivated client the chance to conduct a swift 'chain free' purchase. The property has been refurbished in recent years and has plenty of features including; gas fired central heating by radiators, double glazed windows and external doors, a combination of hard wearing flooring, fitted kitchen with built-in appliances and bright, Mediterranean style decorating throughout.

The well proportioned accommodation includes a communal reception hall, own entrance hall, open plan lounge/dining room which opens onto the patio and gardens, a fitted kitchen, two good bedrooms and a luxurious bathroom/wc combined. Outside, you can find well managed gardens and grounds, a single garage set within a block at the front of the development and a guest parking space.

This convenient and highly sought after location on the seafront is within walking distance of the Princess Pavilion and its beautiful recently landscaped gardens, castle and Gyllyngvase beaches, hotel St Michaels with its spa facilities and walks along the coastline. Falmouth town itself offers a diverse range of independent and High Street shopping together with an effect range of restaurants, public houses and bars and at the far end of town the Events Square which plays host to a variety of festivals throughout the year, the National Maritime Museum and finally Pendennis castle and The Point. There are good links by bus and train to the surrounding area and towns.

**An early viewing is highly recommended to secure this apartment set in a desirable location.**

**Why not call for your appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

#### **UPVC DOUBLE GLAZED FRONT DOOR WITH MATCHING SIDE PANEL LEADS INTO:**

#### **COMMUNAL ENTRANCE HALL**

Serving four apartments in total and having a fitted carpet and staircase to the upper floor.

#### **GLAZED DOOR WITH PRIVACY PANEL TO:**

#### **RECEPTION HALL**

With continuous Mediterranean style ceramic tiled flooring, deep linen cupboard with slatted shelving, electric consumer box, coved cornicing.

#### **LOUNGE/DINING ROOM 6.43m (21'1") x 3.43m (11'3") narrowing to 3.15m (10'4")**

A fabulous bright South East facing room with lovely views through a double glazed sliding patio door with fixed side panel and UPVC double glazed window, both looking down the rolling lawns across to Falmouth Bay between the trees, the sea and surrounding area, continuous ceramic tiled flooring, double radiator, TV aerial point, central ceiling light over the sitting room and multi-light fixture at the dining end, wide open doorway to:



#### **FITTED KITCHEN 2.44m (8'0") x 2.29m (7'6") plus recess.**

Well equipped with a range of matching wall and base units, brushed steel handles, polished stone wrap around work surfaces having matching splash back and multi-patterned individual ceramic tiling over, inset Belfast sink unit, contemporary chrome swan neck mixer tap over, Bosch gas hob and stainless steel cooker hood over, Bosch single fan assisted oven under, plumbing and space for washing machine, integrated refrigerator and freezer plus re-cycling drawers alongside, UPVC double glazed flank window, continued ceramic tiled flooring, spotlights on tracking, cupboard housing Worcester 24 cdi gas central heating boiler.





#### **BEDROOM ONE 4.42m (14'6") x 2.74m (9'0")**

Having a broad UPVC double glazed window overlooking the front aspect, roller blind, double radiator, fitted carpet, coved cornicing, china hand wash basin with contemporary chrome mixer tap set on a high gloss white vanity unit and ceramic tiling over, fitted mirror.



#### **BEDROOM TWO 3.35m (11'0") x 2.49m (8'2")**

A generous second bedroom with almost full length UPVC double glazed window again overlooking the front aspect, double radiator, coved cornicing, fitted carpet.



**BATHROOM 2.16m (7'1") x 1.93m (6'4")** at the widest point.

Remodelled with a white suite comprising; panelled bath with contemporary chrome mixer tap, chrome mixer shower with drench and conventional shower heads, fully tiled surround, extractor fan and glass screen, pedestal hand wash basin with contemporary chrome mixer tap and mirrored bathroom cabinet over with touch sensitive lighting, fully tiled walls and flooring, ladder style heated towel rail.



This development is approached over a tarmac driveway with central well stocked, raised rockery and to the left, a row of garages where our client has a single garage.

#### **SINGLE GARAGE 5.00m (16'5") x 2.49m (8'2")**

With up and over door and lighting.

The development has a guest parking space.

#### **GARDENS**

A wide paved pathway sits at the bottom of several steps and branches to the left and right giving access to the ground and first floor apartments and the wide pathway continues through a wrought iron gateway and takes you into a beautiful, generously proportioned garden which as you can see by the photographs and when you visit the property, they are well maintained being mainly laid to lawn and having mature borders with plants, shrubs and trees.

This delightful garden enjoys sunshine in a South Easterly and Westerly direction for most of the day. Immediately outside the lounge window and patio door you will see a broad paved patio and this, along with the gardens, enjoys super views down towards the sea and surrounding area.



Includes the cost of external painting and maintenance done every three years.

### AGENTS NOTE

Holiday letting and pets are not permitted at the development.

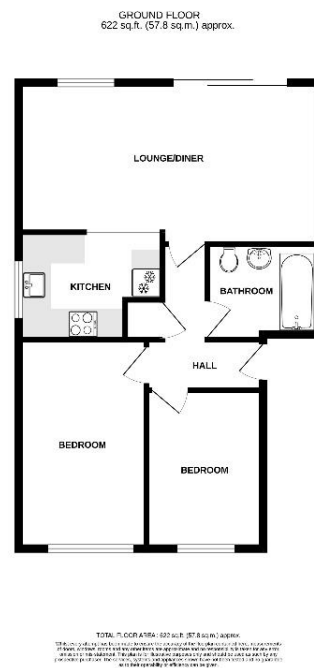
## POSSESSION

The property is vacant and possession will be given upon completion of the purchase.

## 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.

## FLOORPLAN



## SERVICES

Mains drainage, water and electricity, gas fired central heating by radiators, telephone point (subject to supply regulations).

**COUNCIL TAX** Band D.

**TENURE**

Leasehold for the remainder of a 991 year lease from 1981 and each leaseholder benefits from 1/8th share of the Freehold.

## SERVICE CHARGES

Service Charge - currently £1,051.00 per annum payable in two six-monthly instalments.

1st April 2024 - £526.00

1st October 2024 - £525.00

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.

