



## Falmouth

A superb, modern second floor apartment  
An affordable home at 60% of the market value  
Section 106 agreement with local buyer eligibility  
Bright, contemporary open plan living  
UPVC double glazing, gas central heating  
Open plan living/dining room and fitted kitchen  
Two double bedrooms, well appointed bathroom  
High quality flooring throughout  
Secure telephone entry system  
Two allocated parking spaces

Fixed Price **£150,000** Leasehold

**ENERGY EFFICIENCY RATING**  
**BAND B**

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

**01326 311400**  
**[www.kimberleys.co.uk](http://www.kimberleys.co.uk)**

**REF: SK7446**



We are delighted to offer for sale, this superb modern second floor apartment built by Messrs Wainhomes in 2018 and set within this extremely popular and highly regarded residential development at Swan Vale on the outskirts of Falmouth.

The property is being sold under the affordable housing scheme at 60% of market value with Section 106 agreement where local buyers need to meet the eligibility criteria. This superb apartment is well presented throughout and enjoys fine views across the development and beyond and this presents a great opportunity for a potential buyer to get on to the property ladder with this stylish affordable home.

The property is packed with features including gas fired central heating by radiators, UPVC double glazed windows and Venetian blinds, high quality Karndean flooring throughout the reception hall, open plan living space, kitchen and bathroom plus fitted carpets in both bedrooms. Outside the property there are two allocated parking spaces which is unusual to have with this type of property.

The building is approached via a wall mounted telephone entry system and communal front door to:

#### **COMMUNAL HALL**

Fitted mat well, post boxes, staircase rising to the first and second floor landings. From the second floor landing your own front door leads to:

#### **RECEPTION HALL**

With high quality continuous Karndean flooring, telephone entry system, wall mounted consumer box, radiator, two ceiling drop lights and utility cupboard with slatted shelving, access to principal rooms.

#### **OPEN PLAN LOUNGE/DINING ROOM/KITCHEN**



#### **LOUNGE SECTION 4.22m (13'10") x 3.45m (11'4")**

A bright dual aspect open plan living area with UPVC double glazed windows and Venetian blinds enjoying the most delightful views across the development to light woodland at Swan Vale, continued Karndean flooring, radiator, TV aerial point, panelled internal door from the hallway, central ceiling drop light, open plan to:



#### **KITCHEN/DINING AREA 5.28m (17'4") x 2.69m (8'10")**

Well equipped with a full range of matching wall and base units in white, brushed steel handles, wrap around roll top work surfaces and white ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit and chrome swan neck mixer tap, four-ring gas hob and stainless steel extractor hood over, single fan assisted oven under, continued Karndean flooring, space and plumbing for slimline dishwasher and washing machine, space for tallboy refrigerator/freezer, cupboard housing Ideal Logik gas central heating boiler, spotlights on tracking.







**BATHROOM 2.08m (6'10") x 1.68m (5'6") plus 1.12m (3'8") x 0.94m (3'1")**

Well appointed with a white suite comprising; handled and panelled bath, contemporary chrome mixer tap, shower attachment and fully tiled surround, pedestal wash basin with mixer tap, low flush wc, continued Karndean flooring, recessed frosted double glazed window, radiator, ceiling drop light, panelled internal door.



**BEDROOM ONE 3.96m (13'0") x 3.66m (12'0")**

A bright dual aspect double bedroom having double glazed windows and Venetian blinds enjoying fine views across the development to light woodland and Swan Vale, radiator, fitted carpet, ceiling drop light, panelled internal door.



**BEDROOM TWO 2.82m (9'3") x 2.74m (9'0")**

Having a double glazed window with Venetian blinds overlooking light woodland, radiator, fitted carpet, ceiling drop light, panelled internal door.

**PARKING**

There are two allocated parking spaces for this apartment.

**COUNCIL TAX** Band B.

**SERVICES** Mains drainage, water, electricity and gas.

**TENURE** Leasehold for the remainder of a 999 year lease from 2015.

**CHARGES**

Service Charge - £2180.08 per annum.

Ground Rent - £251.44 per annum.

**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.

### AGENTS NOTE

The property is a Section 106 discounted property as is being sold at 60% of the full market value.

Preference will be given to those with a local connection to Falmouth and will be open to those with a Cornwall connection if no applicants with the town connection come forward after a period of 2 weeks from advertising. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse.

### Eligibility

- 12 months and current residency or
- Permanent employment 16 Hours + per week or
- Previous residency of 5 years + or
- Close family connection where that family member has lived for 5+ years (Mum/Dad/Son/Daughter/Brother/Sister)

In addition, the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender
- (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

