



Falmouth

A second floor 'in town' apartment
Set in a quiet backwater location
Ideal as a home or investment
Being sold with 'no onward chain'
Recently redecorated and re-carpeted
Open plan fitted kitchen/living room
One double bedroom, modern bathroom/wc
UPVC double glazed windows, independent electric heating
Designated vehicle parking space
Minutes' walk from the town centre

Guide **£165,000** Leasehold

ENERGY EFFICIENCY RATING
BAND D

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www.kimberleys.co.uk

REF: SK7435



A great opportunity to own this well presented, one bedroom top floor apartment which is set in a quiet backwater and located in a convenient location just a couple of minutes' walk to the town centre, local amenities and transport routes.

The apartment has been successfully let for a number of years and since the last tenancy ended, our client has completely redecorated the flat and laid new carpets in all the main areas, making it ready for immediate occupation.

The flat has independent electric heating, UPVC double glazed windows, fitted wardrobe in the bedroom and some white goods which are included in the sale. The accommodation is approached through a communal entrance hall serving apartments and a staircase takes you to the top floor landing.

Inside the property has a reception hall, a dual aspect open plan living room and kitchen/breakfast room, a double bedroom overlooking the front aspect and a modern bathroom/wc in white. Outside vehicle access is through the archway which is visible from our photograph and has a numbered parking space for one vehicle.

The ever popular town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurants, the Phoenix multi-screen cinema, the Poly Theatre and the Princess Pavilion that provides a variety of entertainment to suit all tastes. At the end of town, you will find the Events Square and the National Maritime Museum. The town itself has a diary of festivals throughout the year including The Oyster Festival, Sea Shanty and the ever popular Falmouth Week that hosts a variety of sailing and shoreside events. Just a short walk away is the sea front, Gyllyngvase and Castle Beaches and Swanpool Beach and Nature Reserve. Falmouth Golf Club with its popular Above the Bay bar and restaurant is situated at the top of the hill. The property is also within good proximity to local transport routes and Penmere train station that links Falmouth Docks to the cathedral city of Truro and all points north and east.

We consider this lovely home ideal as a first time buy or an addition to someone's property letting portfolio and we would urge you to be quick off the mark and see the property whilst it is still available.

THE ACCOMMODATION COMPRISES

A communal entrance door, a turning staircase up three flights of stairs to the top landing.

OWN FRONT DOOR Leading into:



THE RECEPTION HALL

With night storage heater, new fitted carpet, cove cornicing, airing cupboard with lagged copper cylinder and emersion and doors to principal rooms.

DOUBLE BEDROOM 3.58m (11'9") x 2.54m (8'4") Plus 0.81m (2'8") x 0.63m (2'1")

Having deep double fitted wardrobes with cupboard hanging space, shelving and louvre door, new fitted carpet, electric panel radiator, UPVC double glazed window enjoying a pleasant outlook to the front aspect, cove cornicing and central ceiling light.



BATHROOM 2.44m (8'0") x 1.52m (5'0")

A modern bathroom with white suite comprising of a panel bath, contemporary with chrome mixer tap, triton thermostatically controlled electric shower and fully tiled surround, shower curtain, pedestal wash basin with contemporary mixer tap, shaver point, mirrored bathroom cabinet, low flush wc, two towel rails, down flow electric fan heater, cove cornicing, further wall tiling and no slip flooring.



LIVING/KITCHEN

LIVING AREA 4.72m (15'6") x 3.23m (10'7")

KITCHEN 2.97m (9'9") x 2.31m (7'7")

A bright dual aspect room with double glazed windows overlooking the front aspect and second window in the kitchen area with venetian blind overlooking the side with views towards the town, new fitted carpet, night storage heater, electric wall fire, tv aerial point, cove cornicing, central ceiling light.

Open plan fitted kitchen equipped with a range of contrasting wall and base units, wrap around slate effect work surfaces with ceramic tiling over, incorporated breakfast bar, single drainage stainless steel sink with chrome mixer tap and pelmet lighting over, free standing electric cooker with hob and oven, stainless steel extractor hood over, free standing Indesit automatic washing machine, cove cornicing, stainless steel spotlights on tracking, borrowed light window with venetian blind looking through to the hallway, vinyl flooring.



OUTSIDE

PARKING SPACE

Approached through the archway which you can see in the main picture, a numbered parking space corresponds with the apartment number seven.



FLOOR PLAN



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 misstatement. Scale of this plan is 1:500. All dimensions are approximate and may vary slightly from the actual dimensions of the property.



COUNCIL TAX BAND A

COMMUNAL BIN AND RECYCLING AREA

SERVICES Mains drainage, water and electricity.

AGENTS NOTE

There are a number of reasonable covenants which are there to protect all residents and these can be obtained from our office.

LEASE 999 years from 1st May 1984 (957 years remaining)

GROUND RENT £50.00.

MAINTENANCE CHARGES £120 per calendar month includes block insurance, upkeep of the carpark, maintenance of the block, cleaning and lighting in the communal areas.

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.



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.

