



Falmouth

Ground Floor apartment with phone entry system
Two double bedrooms
Spacious dual aspect lounge
Fully fitted kitchen
Central heating and double glazing throughout
Communal drying area and recycling store
Close to Tregonigie woods and town centre
Communal parking
Ideal home or investment
Being sold with the benefit of no onward chain

Guide £200,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7307



Kimberley's are delighted to present this two bedroom ground floor apartment, in a sought after area of Conway Gardens development.

The property is located within a short walk to the pathway leading Tregoniggle Woods which is an area of protected green belt within in Falmouth's town. A regular bus service takes you into Falmouth town centre where you will find an eclectic blend of independent and high street retail outlets, plus a great selection of restaurants from around the world, public houses, bars, the poly theatre and a phoenix multi screen cinema. The National Maritime museum and Falmouth's sea front provide a nice level walk with views to Pendennis Castle, across the peninsular towards the west.

As our client's sole agents we thoroughly recommend an early viewing to avoid disappointment.

ACCOMMODATION IN BRIEF

The apartment has a security entrance, a fully fitted kitchen, a dual aspect lounge, family bathroom and two bedrooms.

ENTRANCE HALL

With newly fitted carpets.

KITCHEN 3.53m (11'7") x 2.18m (7'2")

With a central ceiling stripe light, a range of matching wall and base units with chrome handles, an indesit oven, a stainless steel sink and drainer with hot and cold mixer tap, a wall mounted glow worm combination boiler, and tiled flooring. UPVC double glazing overlooking the front of the property.



LOUNGE 4.52m (14'10") x 3.28m (10'9")

A lovely dual aspect windows with natural light overlooking the front elevation, newly fitted carpet, freshly painted walls, tv aerial point, and central ceiling light.



SHOWER ROOM 1.70m (5'7") x 2.01m (6'7")

With walk in shower, low level wc, vanity unit, mirror with under spot lights, chrome ladder towel rail, frosted UPVC double glazed window and tiled flooring.

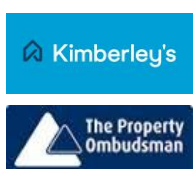


BEDROOM ONE 2.64m (9'6") x 3.78m (12'0")

Recently redecorated, new carpet, UPVC double glazed window overlooking the rear elevation, fitted wardrobes and radiator.



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.

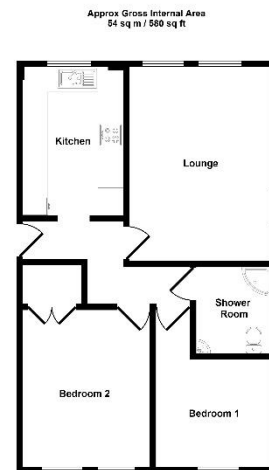




BEDROOM TWO 2.90m (9'6") x 3.66m (12'0")

L-Shaped

Newly decorated with carpets, UPVC double glazed window, central ceiling light, radiator.



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.

COUNCIL TAX BAND B

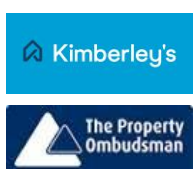
LEASE Dated from 24th June 1983, 999 years lease.

SERVICE CHARGES £58.50 per calendar month, this includes building insurance. Owners can have pets, no holiday lets but can be used as a short hold tenancy.

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.

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