Kimberley's

The adventure starts Here...

Flat 2, Dolvean Apartments, 48 Melvill Road, Falmouth, TR11 4DQ

Ground floor apartment
Light and bright lounge
Kitchen with integral appliances
Bathroom with shower
UPVC double glazed windows throughout
Leasehold with a share of the freehold
Ideal home or investment
Set in a popular and prominent location
Designated parking and communal gardens
Being sold with the benefit of 'no onward chain'

Guide £150,000 Leasehold

ENERGY EFFICIENCY RATING
BAND D

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

01326 311400
www.kimberleys.co.uk

REF: SK7386

Kimberley's are delighted to bring to the market this one bedroom ground floor apartment which forms part of a conversion in an older style semi-detached house on Melvill Road within a few minutes' walk to Falmouth's sea front, beaches Pendennis Castle, the dell branch line and eclectic town centre.

This delightful apartment is ideal as a permanent home or as an addition to an investors portfolio. The apartment has been successfully let for multiple years and comes to the market as a chain free sale due to the completion of the last tenancy. The property is light and bright, decorated in neutral tones with UPVC double glazing, security entry door, kitchen with some appliances included.

The property in brief includes a communal entrance hall, access to the front door leading into the lounge and doors to the kitchen, bathroom and one double bedroom. Outside the building there are communal gardens and an allocated parking space with additional visitors space.

LOUNGE 4.22m (13'10") x 3.15m (10'4")
With UPVC double glazed window overlooking the side aspect, radiator, carpet and central ceiling pendant and recess storage area, door leading into:

KITCHEN 2.16m (7'1") x 1.70m (5'7")
With a range of wall and base units in brown with chrome handles, roll top work surfaces, stainless steel sink with hot and cold mixer taps, integrated electric oven and electric hob with extractor fan over.

BEDROOM 3.23m (10'7") x 2.64m (8'8")
With UPVC double glazed window, radiator, carpet and central ceiling pendant light.

SHOWER ROOM 2.16m (7'1") x 1.63m (5'4")
With hard tiled flooring, a walk-in shower with glass door, low level wc, single hand wash basin, chrome ladder style towel rail and enclosed louvre doors which houses the boiler and has plumbing for a washing machine.

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.

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OUTSIDE
There are small communal gardens to the rear with a grassed area.

PARKING
One allocated parking space for the apartment and a visitors space.

COUNCIL TAX BAND A

SERVICES
Mains drainage and electric.

LEASE
999 year lease from 1998, 971 years remaining, share of the freehold. Smart management company service charge £1,133.47 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.

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