FOR SALE

Calver Close, Penryn
OIEO £190,000

MARTIN&CO

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- **TWO BEDROOMS**
- **CENTRE OF PENRYN**
- **ALLOCATED PARKING SPACE**
- **PLENTY OF NATURAL LIGHT**
- **GAS CENTRAL HEATING**

A unique top floor apartment situated in the popular Calver Close development in the centre Penryn, featuring an L-shaped kitchen / lounge with a curved wall, flooded with natural light!

This top floor apartment is set within the pleasant Calver Close development in the centre of Penryn. It has a fantastic L-shaped open-plan kitchen / diner / lounge, with a feature curved wall and a huge amount of natural light which makes it quite a unique apartment on the development. There are two bedrooms, which both fit a double bed, and a spacious bathroom with electric shower over bath,

With a thriving high street just steps away, you'll find plenty of amenities, including delightful cafes, yoga and meditation studios and local independent boutiques. Bus and rail links are easily at your disposal with Penryn Railway Station just a 5 minute walk away.

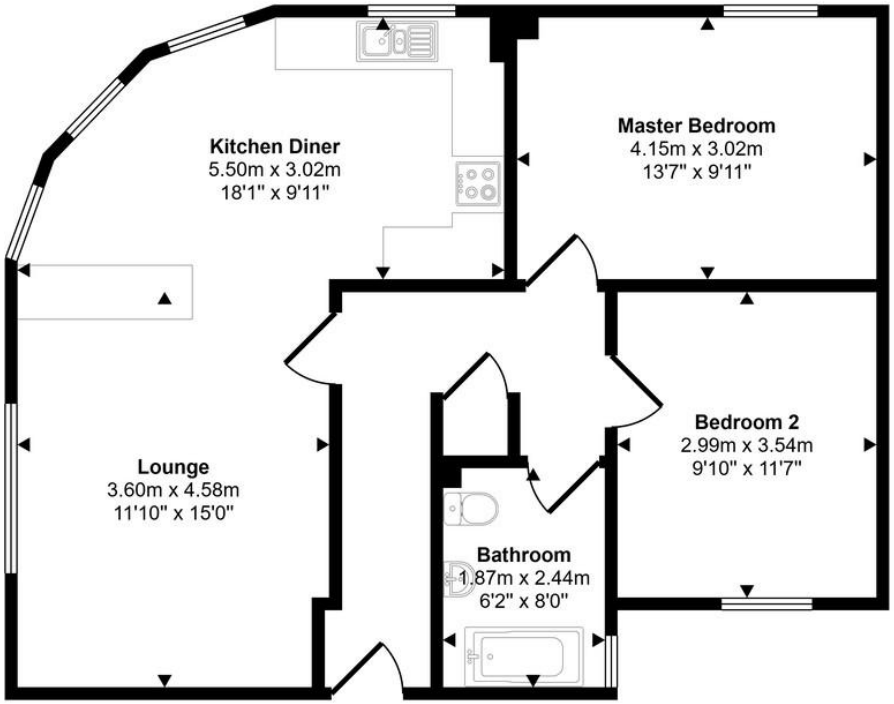
Penryn is a 'stone's throw' from the larger town of Falmouth which has a vibrant cultural scene with Falmouth School of Art and Exeter and Falmouth Universities having campuses dotted around the area as well. Penryn Campus is a 15 minute walk. The local beaches of Swanpool and Gyllyngvase are a short drive or cycle ride away, along with a choice of coastal and countryside walks.

Leasehold: 999 years from 2006
Approximately 980 Years Remaining
EPC : C
Council Tax Band : A
Heating & Hot Water : Mains Gas
Communal Gardens
Allocated Parking Space
Utilities: Mains Water, Drainage, Electricity and Gas

Service charge: £146.77 per month / ground rent £210 from April 2026
Sinking fund - currently £10.04 per month

Short term holiday rentals are not permitted by the lease to preserve the character for residents.

Approx Gross Internal Area
71 sq m / 759 sq ft



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.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.