



Flat 4, Waters Edge Apartments, Penryn, TR10 8JZ

Guide Price £250,000 Leasehold

We are delighted to offer as our clients sole agents, this well presented, two bedroom ground floor apartment which is set in a great location on the waterside with the Penryn River overlooking the tidal moorings and within a few minutes walk to the historic town of Penryn and a further stroll to the branch line railway station and Falmouth University (Tremough Campus).

- A well presented ground floor apartment
- Being sold with 'no onward chain'
- Fitted kitchen with appliances
- Two bedrooms, bathroom/wc in white
- Walking distance to the town and local transport
- Set on the waters edge at Penryn
- Gas central heating, sealed unit double glazing
- Sitting room with French doors to the tow path
- Allocated parking space
- Energy Efficiency Rating - Band C.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

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This delightful and spacious apartment has just been re-decorated and has features including gas central heating by radiators, sealed unit double glazed windows and doors, a fitted kitchen with appliances and quality floor coverings throughout. The well proportioned accommodation is approached through your own front door into a reception hall with access to a fitted kitchen/breakfast room, lounge/dining room with double doors leading to and overlooking Penryn River, two double bedrooms and a well appointed bathroom/wc combined. Outside the property there is an allocated parking space approached from the far end of the building.

A viewing is highly recommended to fully appreciate this riverside, self-contained apartment.

THE ACCOMMODATION COMPRISES:

Own composite and double glazed front door leading into:

RECEPTION HALL

With fitted carpet, radiator, electric consumer box, access to principal rooms.

KITCHEN/BREAKFAST ROOM - 3.86m x 2.97m (12'8" x 9'9")

Comprehensively equipped with a full range of matching wall and base units, wrap around work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome mixer tap, four-ring gas hob, cooker hood over and single oven under, plumbing and space for washing machine, built-in dishwasher, inset ceiling spotlights, sealed unit double glazed window overlooking the front aspect, vinyl flooring, radiator, cupboard housing wall mounted gas central heating boiler (combi). Open plan to:

LOUNGE/DINING ROOM - 4.8m x 3.66m (15'9" x 12'0")

A lovely main reception room which enjoys a fine outlook through sealed unit French doors overlooking the Penryn River and a galvanised staircase leading down to the waterside, sealed unit double glazed window alongside, fitted carpet, TV aerial point, two central ceiling drop lights, two wall lights, six-panelled internal door to and from the hallway.

BEDROOM ONE - 3.89m x 3.23m (12'9" x 10'7")

A good sized main double bedroom having sealed unit double glazed window overlooking the river and waterside, fitted carpet, TV aerial point, central ceiling light, six-panelled internal door.

BEDROOM TWO - 2.82m x 2.67m (9'3" x 8'9")

Having a sealed unit double glazed window overlooking the front aspect, radiator, TV aerial point, fitted carpet, six-panelled internal door.

BATHROOM - 2.18m x 2.01m (7'2" x 6'7")

Well appointed with a white suite comprising; P-shaped shower bath, chrome mixer tap and separate mixer shower, fully tiled surround and curved shower screen, China hand wash basin with chrome mixer tap set on a high gloss white vanity unit with tiled splash back and incorporated low flush wc alongside, fitted circular mirror and shaver light, vinyl flooring, extractor fan, chrome ladder style heated towel rail, six-panelled internal door.



COUNCIL TAX

Band C.

SERVICES

Mains drainage, water, electricity and gas.

TENURE

Leasehold - from 01.01.2007 - 31.12.2306

AGENTS NOTE

Short term lets only

SERVICE CHARGE

£828.00 including insurance policy for 2025.

GROUND RENT

£150.00 per annum.

ALLOCATED PARKING

There is an allocated parking space for one standard sized vehicle.

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