



Falmouth

Modern two double bedroom apartment
Set in a tucked away, central prime position
Open plan living/kitchen area
A contemporary shower room
UPVC double glazed windows and doors
Gas central heating by radiators
Private entrance via secure coded gate
Designated undercover storage area
Early viewing recommended

Guide £215,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND B**

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

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www.kimberleys.co.uk

REF: SK7324



Kimberley's are delighted to present this contemporary two double bedroom apartment set in a tucked-away position yet conveniently close to Falmouth town centre.

The apartment is located within an attractive and well-maintained development and is tucked away behind Fountain Court, located between Smithick Hill and Market Street. The setting offers the perfect balance, just moments from the town's vibrant main shopping thoroughfare, yet enjoying a quieter and more private position.

Falmouth town centre offers an attractive mix of independent shops and well-known high street retailers, together with a wide selection of restaurants, traditional public houses and contemporary bars. Cultural amenities include the much-loved The Poly theatre and the Phoenix Cinema multi-screen cinema.

The award-winning National Maritime Museum Cornwall is located on the waterfront, reflecting the town's strong maritime heritage. The seafront provides a pleasant, level walk with superb views across the water towards the historic Pendennis Castle and along the peninsula to the west, making this a highly desirable coastal setting for residents and visitors alike.

The accommodation comprises a delightful, dual aspect, light and airy open plan living/kitchen area, two double bedrooms and a modern shower room. Further benefits include UPVC double glazing, gas central heating via a combination boiler, a useful designated lockable storage area for the sole use of the apartment, and the advantage of its own private entrance door.

As our clients sole agents we highly recommend an early appointment to view.

Why not call for your appointment to view today?

ACCOMMODATION COMPRISES

To the side of Fountains Court, a pathway and steps lead to a secure, coded gate, beyond which you will find the apartment's private entrance door.

HALLWAY 3.20m (10'6") x 1.02m (3'4") Plus 3.68m (12'1") x 1.07m (3'6")

A white entrance door with private letterbox opens into a welcoming L-shaped hallway featuring light wood effect engineered solid wood flooring and inset spotlights. There is an electric consumer unit, wall mounted coat hooks, radiator and a Honeywell thermostatic control, with doors leading to the principal rooms.

BEDROOM TWO 4.01m (13'2") x 2.67m (8'9")

With UPVC double glazed window to the side aspect and further UPVC double glazed doors opening onto a Juliette balcony overlooking the rear aspect, neutral fitted carpet, radiator, inset spotlights and solid wooden door.



SHOWER ROOM 2.41m (7'11") x 1.65m (5'5")

Featuring a white suite comprising a low level flush wc, wash hand basin with mixer tap, double shower cubicle with glass sliding door, brick effect tiled surround, chrome power shower, riser rail with shower head attachment and drench head, ladder style towel rail, part tiled walls with feature recessed shelf, wall mounted mirror, recessed built in storage cupboard with shelving above, ceramic tiled flooring, Vent-Axia extractor fan and solid wooden door.



OPEN PLAN LIVING/KITCHEN 5.38m (17'8") x 4.04m (13'3")

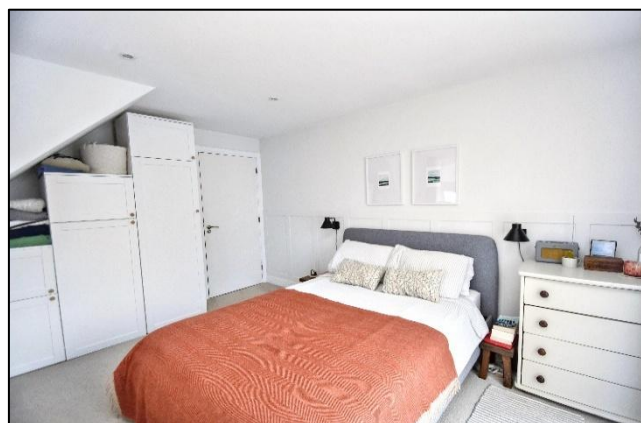
A delightful open plan living, dual aspect with two UPVC windows to the side and rear aspects and a further UPVC doors opening onto a Juliette balcony. Featuring continued light wood effect engineered solid wood flooring, inset spotlights, radiator, shelving and a solid wooden door.

The modern kitchen is fitted with a range of matching wall and base units, work surface to two sides, tiled splashback, one and a half bowl stainless sink unit with drainer and chrome hot and cold taps over, under counter Lamona electric oven, Lamona electric hob with built in extractor fan over, concealed Worcester gas combination boiler, space for washing machine.



BEDROOM ONE 4.32m (14'2") x 2.97m (9'9")

The principal bedroom features a UPVC double glazed window to rear aspect and further UPVC double glazed doors opening onto a Juliette balcony overlooking the side aspect. It includes a half panelled feature wall, neutral fitted carpet, radiator, inset spotlights and a solid wooden door.



OUTSIDE

Located within Fountains Court at the front of the building, you will find an entrance door that contains the communal bin and recycling storage area as well as the electric meter.

A further entrance door located to the side of the building leads to a lockable storage area designated for the exclusive use of this apartment.

SERVICES

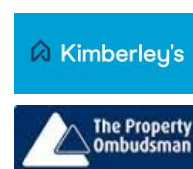
Mains gas, electric, water and drainage.

COUNCIL TAX Band B.

LEASEHOLD

Remainder of 999 years dated from 1st January 2011.

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.



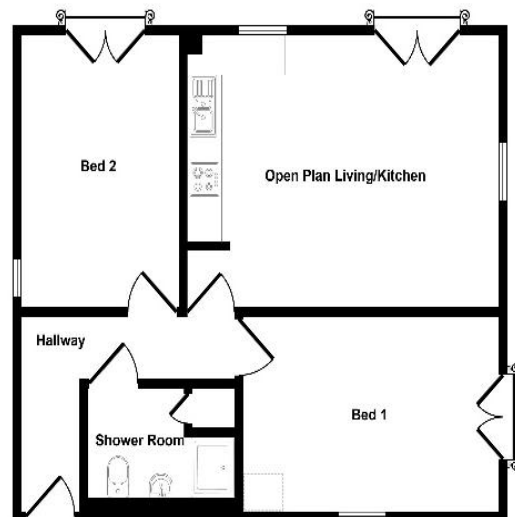
SERVICE CHARGE

The block is managed by Smart Property Group with a peppercorn ground rent and a quarterly service charge of £369.78. This includes buildings insurance, cleaning of communal areas and the sinking fund reserve.

There is no designated parking although you can enquire to Cornwall Council to be added to the waiting list to rent a space opposite the development.

NB

We have been advised that there are no restrictions with regards to holiday letting or residential letting. (Details to be confirmed).



Floorplan



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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