



## Falmouth

A fabulous first floor flat  
Pleasant river and country views to rear  
Well presented and proportioned  
Ideal as a home or investment  
Gas central heating by radiators  
UPVC double glazed windows  
Lounge/dining room, fitted kitchen  
Two double bedrooms, bathroom/wc  
Small front patio, enclosed rear garden area  
Viewing highly recommended

Guide £225,000 Leasehold

ENERGY EFFICIENCY RATING  
BAND D

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

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7356



Kimberley's are delighted to bring to the market this conveniently located, two bedroom first floor apartment within walking distance of local amenities, the marina, a delightful walk along North Parade following the river into Falmouth and with pleasant views at the rear across the rooftops to the Penryn River and surrounding countryside.

The flat forms part of a conversion of a double fronted terraced house and offers bright and well proportioned accommodation which has been a comfortable home for our client.

The property has plenty of features to delight any new owners including gas fired central heating by radiators, a recently installed 'Navian NCB 300 28K boiler', UPVC double glazed windows, a focal point 'Woodwarm Firewren 4kw ECO Profiled Flat Top' woodburner set on a granite hearth in the living room, a combination of fitted carpets and hard wearing wood finish flooring.

The accommodation includes a reception hall, L-shaped lounge/dining room overlooking the front aspect, a fitted kitchen with partial river and country views, two double bedrooms and a bathroom/wc combined. Outside, at the front of the property there is a small patio garden and at the rear, an enclosed garden with small patio and a garden shed.

*THE ACCOMMODATION COMPRISES:*

A front gate bisects a well screened front patio garden and leads to:

*DOUBLE GLAZED FRONT DOOR INTO AN ENTRANCE HALL WHICH SERVES THE TOP AND BOTTOM FLAT. TURNING STAIRCASE WITH BANNISTERS LEADS TO FIRST FLOOR LANDING.*

*OWN FRONT DOOR TO:*

*RECEPTION HALL*

Fitted carpet, over stairs cupboard, access via a loft ladder to an insulated loft space which has boarding, fitted carpet and Velux window, access to principal rooms.

*LOUNGE/DINING ROOM 3.48m (11'5") x 2.90m (9'6") plus 2.46m (8'1") x 2.46m (8'1") maximum measurement of an irregular shape.*

This lovely bright reception room has UPVC double glazed windows which enjoy plenty of sunshine throughout the day and has a pleasant outlook over the front garden, two double radiators and one single radiator, a Woodwarm Firewren 4kw ECO Profiled Flat Top woodburner set on a granite hearth, TV aerial point, coved cornicing, two central ceiling drop lights, fitted carpet.



*BEDROOM TWO 2.95m (9'8") x 2.69m (8'10") into recess.*

Having a radiator, wood finish vinyl flooring, coved cornicing, central ceiling drop light, double glazed window overlooking the front aspect, panelled internal door.



**BATHROOM 2.67m (8'9") x 2.08m (6'10")**

Luxuriously appointed with a white suite comprising handled and panelled bath, chrome hot and cold taps, fully tiled surround, thermostatically controlled electric shower, chrome ladder style heated towel rail, low flush wc, pedestal wash basin with easy-on chrome hot and cold taps, tiled splash back, fitted mirror and accessory shelf over, extractor fan, inset ceiling spotlight, wood finish vinyl flooring, panelled internal door.



**FITTED KITCHEN 2.74m (9'0") x 2.18m (7'2") plus 1.73m (5'8") x 0.63m (2'1") of an irregular shape.**

Equipped with a range of matching wall and base units, wood effect work surfaces, single drainer stainless steel sink unit, chrome mixer tap, space for electric cooker and metro tiling over, recently installed Navien NCB 300 28K boiler, space for tallboy fridge/freezer, plumbing for washing machine, space for condensing tumble dryer, inset ceiling spotlights, extractor fan, double glazed window enjoying lovely views over the rooftops to the Penryn River and surrounding countryside, radiator, wood finish vinyl flooring, panelled internal door.

**BEDROOM ONE 3.05m (10'0") x 2.79m (9'2")**

A great sized double bedroom set at the rear of the property enjoying pleasant views through a double glazed window which enjoys views across the rooftops to the Penryn River and countryside beyond, recessed book and display shelving, fitted carpet, central ceiling drop light, panelled internal door.



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.



**OUTSIDE**

There is a well screened front garden approached from the pathway through a secure gate and offering a paved patio area, raised Mediterranean style flowerbeds and well screened by matured trained conifer hedge. There is an access through a shared archway to the right hand side of the property which leads through the garden for the ground floor apartment and takes you to a well fenced and compact garden which has a paved patio area, small lawn, well stocked flowerbeds with plants and shrubs, garden shed and an outside cold water supply.



**TENURE**

Leasehold - 999 year lease from the 1st September 2005 with 982 years remaining.

**GROUND RENT** Peppercorn per annum.

**MAINTENANCE**

On a shared percentage basis with the lower flat.

**DIRECTIONS**

From our office proceed up Killigrew Street turning right into Brook Street then left into Kimberley Park Road. At the traffic lights turn right and continue down Dracaena Avenue and proceed to the roundabout by McDonalds. Take the third turning right into North Parade and just opposite Falmouth Yacht Marina turn right and proceed up Old Hill. Proceed up the hill, taking the second left hand turning into Tresillian Road. Continue along this road and the property can be found on the left hand side.

**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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