



## Falmouth

Two bedroom modern maisonette  
Recently refurbished throughout  
Desirable residential location  
Newly fitted kitchen and bathroom suite  
Newly fitted electric heating  
UPVC double glazed windows and doors  
Mature communal garden and a separate individual garden  
Single garage and generous shared parking area  
Pleasant rural outlook  
Property being sold with 'no onward chain'

Guide £180,000 Leasehold

ENERGY EFFICIENCY RATING BAND E

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Kimberley's are proud to present this recently refurbished two-bedroom maisonette, ideally situated in a desirable residential location. The property benefits from a single garage, shared parking area, and access to both communal and individual gardens.

The property has recently undergone a comprehensive refurbishment programme by the current vendors and has been redecorated throughout. Improvements include a newly fitted modern kitchen, a bathroom featuring a contemporary three-piece suite, a new electric heating system, and new carpets throughout the property. This home is likely to appeal to a wide variety of buyers and would make an ideal first-time purchase or investment opportunity. The property offers spacious and well-proportioned accommodation and benefits from a pleasant outlook over the surrounding woodland area.

The accommodation briefly comprises a covered entrance leading to a UPVC front door which opens into an entrance hallway with space for boots and coats. A covered staircase rises to the first floor where there is a generous galleried landing with doors leading to the kitchen, living room, and second bedroom. A further closed-tread staircase leads to the second floor, where there is an additional landing providing access to a modern bathroom suite and the principal double bedroom.

The property is located within a short walk to the pathway leading Tregonigge Woods which is an area of protected green belt within Falmouth town. A regular bus service takes you into the town centre where you will find an eclectic blend of independent and high street retail outlets, plus a great selection of restaurants, public houses, bars, the poly theatre and a Phoenix multi screen cinema. The National Maritime museum and Falmouth's sea front provide a nice level walk with views to Pendennis Castle, across the peninsular towards the west.

An internal viewing is strongly recommended to appreciate the finish and what this property has to offer.

Why not call to book a personal viewing today!

#### *THE ACCOMMODATION COMPRISES*

A gravel driveway leads to a shared parking area and garage, covered entrance and UPVC double glazed front door.

#### *ENTRANCE HALLWAY 1.98m (6'6") x 1.75m (5'9")*

A pleasant introduction into the property with feature alcove, space for boots and coats and wooden effect finished flooring. A further glazed door leads to a closed tread staircase with newly fitted carpet.



#### *STAIRCASE LEADING TO THE FIRST FLOOR*

#### *LANDING/HALLWAY*

A pleasant galleried landing with a generous storage shelf, UPVC double glazed window with outlook to the rear and a further closed tread staircase leads to the second floor and doors lead to the kitchen/dining area, living room and second bedroom.



#### *LIVING ROOM 3.12m (10'3") x 3.66m (12'0")*

A dual aspect room with two UPVC double glazed windows overlooking the side and front aspects, plastered ceiling with ceiling light, newly fitted carpet with electric wall heater.



### *KITCHEN/DINER 3.81m (12'6") x 2.74m (9'0")*

A beautifully finished modern contemporary grey kitchen fitted with a wide range of full height wall and base units, grey slate effect work tops with a marble effect splash back, sink with drainer and mixer tap, recess for cooker with extractor fan over, recess for washing machine/dishwasher. Plastered ceiling with ceiling light, UPVC double glazed window to the rear aspect, finished with a wood effect flooring.



### *BEDROOM TWO 2.44m (8'0") x 2.36m (7'9")*

UPVC double glazed window with outlook over the front aspect, plastered ceiling with ceiling light, new fitted carpet and electric wall heater.



### *SECOND FLOOR*

A closed tread staircase with handrail and new carpet leads to the second landing, UPVC double glazed window with outlook to the side, plastered ceiling with light, doors to principal bedroom and family bathroom.

### *BEDROOM ONE 4.27m (14'0") x 3.66m (12'0")*

A spacious light and airy bedroom with UPVC double glazed window to the side aspect, plastered ceiling with ceiling light, recess housing a hot water tank, newly fitted carpet and electric wall heater.



### *BATHROOM*

UPVC double glazed window to the side, new contemporary style bathroom comprising of a three piece suite, panelled enclosed bath with glass screen over, concealed cistern low level wc with push button flush, vanity sink with storage cupboard below, aqua boarded walls and ceiling with light, tiled floor.



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 shared gravelled parking area located to the front of the property whereby the single *GARAGE 4.80m (15'9") x 2.51m (8'3")* can be found with up and over metal door.

### *GARDENS*

To the front of the property there is a communal garden which is mainly laid to lawn with a variety of trees and shrubs. To the rear lies an individual garden, mainly laid to gravel surrounded by mature shrubs. To access there is a pedestrian right of way to cross over the neighbouring garden.



*SERVICES* Mains drainage, water and electricity.

*COUNCIL TAX* Band A.

### *TENURE*

A new 999-year lease will be created upon completion of the sale, offering long-term security for the new owner.

The property is managed by Bickland Water Cottages Ltd, with an annual maintenance charge currently estimated at approximately £400-£600 per year, depending on any maintenance or works required to the communal areas.

### *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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