



## Penryn

A modern second floor apartment  
One double bedroom  
Spacious open plan kitchen/living room  
UPVC double glazed windows and patio door  
Independent electric heating  
Modern fitted shower room  
Balcony with river views  
Communal gardens at rear  
Ample unallocated parking  
An internal viewing is highly recommended

**Guide £170,000 Leasehold**

**ENERGY PERFORMANCE RATING  
BAND C**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7431



An ideal opportunity to own this modern one bedroom apartment which is set on this POPULAR DEVELOPMENT within walking distance of Penryn's historic town centre and the various local amenities the town has to offer.

The accommodation includes a reception hallway, open plan kitchen/living room with balcony overlooking the front aspect, master bedroom and contemporary shower room/wc in white. Outside there are communal gardens to the rear and ample parking within the development.

The property has features including UPVC double glazed windows, independent electric heating, a fitted kitchen with built-in appliances and all fitted floor coverings included in the sale.

***As the owners sole agents we thoroughly recommend an immediate viewing to avoid disappointment.***

***Why not call for your personal viewing today?***

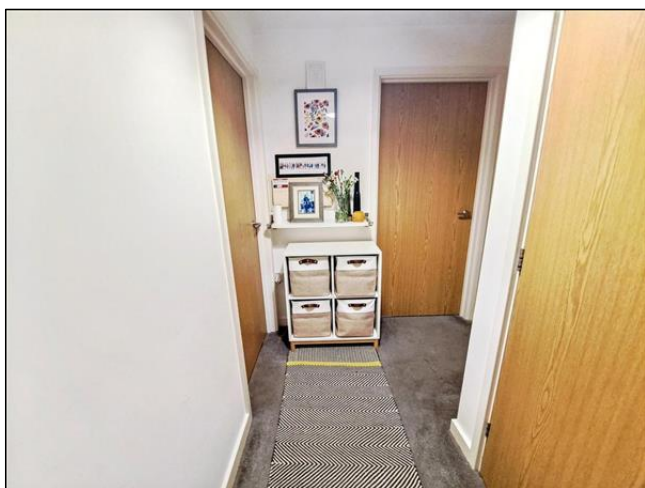
#### **ACCOMMODATION COMPRISES**

A secure entry phone system provides access to the building, where the front door opens into a spacious communal reception hall with a staircase rising to the second floor.

#### **SOLID WOOD EFFECT DOOR TO:**

##### **HALLWAY**

Solid wood effect door opening into an L-shaped hall, cupboard housing the Pulsa Coil hot water system and provides useful storage, fitted carpet, central ceiling light, consumer box and doors to all principal rooms.



#### **OPEN PLAN KITCHEN/LIVING ROOM 3.91m (12'10") x 5.51m (18'1") Plus recess.**

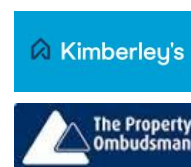
A spacious open plan kitchen/living room that benefits from UPVC double glazing sliding patio doors which open onto a private balcony with a contemporary glass balustrade. This delightful outdoor space provides the perfect spot to relax and take in the distant views towards the Penryn River.

The fitted KITCHEN comprises of a range of wood effect wall and base units, grey laminate work surface, half tiled wall, inset stainless steel sink unit and black mixer tap, integrated tall fridge freezer, integrated Electrolux single oven, four ring electric hob, extractor hood over and stainless steel splashback, integrated Electrolux washer dryer, finished with a wood effect vinyl floor.

The generously proportioned LIVING AREA is finished with fitted carpet and benefits from a central ceiling light, two wall mounted electric heaters, a telephone point, and ample power sockets with integrated USB charging points. A useful, recessed area provides an ideal space for a dining table and chairs.



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.



### **BEDROOM ONE 2.97m (9'9") x 2.92m (9'7")**

Master bedroom with UPVC double glazed window to the front aspect, solid wood effect door, electric wall mounted heater, fitted carpet, central ceiling light, telephone point and electric sockets fitted with USP points.



### **SHOWER ROOM 1.65m (5'5") x 1.55m (5'1")**

*Measured to shower front.*

A modern white suite with solid wood effect door, double shower cubicle, mains fed shower with conventional head, fitted vanity wash hand basin providing a storage cupboard under, chrome mixer tap, concealed wc, large wall mounted mirror with spotlights over, further central ceiling light, wall mounted electric towel rail, Vectaire extractor fan, finished with a vinyl wood effect floor.



### **OUTSIDE**

Externally, the property benefits from a communal rear garden, predominantly laid to lawn and enclosed by attractive stone walling with access from the first floor communal hallway. To the front of the building, there is ample unallocated residents' parking, while a gated recycling and bin store is conveniently situated to the left hand side of the property.



### **TENURE**

Leasehold with the remainder of a 125 year term commencing from 2007.

### **CHARGES**

The development is managed by Belmont Management Company. The current service charge 01.01.2026 – 31.12.2026 is £120.00 per calendar month with a ground rent of £37.00 per calendar month.

**SERVICES** Mains electricity, drainage and water.

**COUNCIL TAX** Band A.

### **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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