





Top Floor Flat, 42 Kimberley Park Road, Falmouth

£220,000 Leasehold

Larger than expected two double bedroom apartment with park views and private garden.

Heather & Lay
The local property experts

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- Two double bedrooms
- Large flat (735sqft)
- Private and secure garden
- Nearby on-road parking
- Modern kitchen
- Great home, investment or holiday
- No onward chain

THE PROPERTY

Occupying the top floor of a Victorian townhouse that fronts Kimberley Park, this two double bedroom apartment is larger than most and bright. Access is gained at the rear where a few steps lead to a private garden that in turn leads to the sitting room with two sets of French doors making the inside/outside link. Just off the sitting room is the kitchen, modern and well-equipped with a range of wall and base units plus home to the gas central heating boiler. Further into the property there is a W/C off the hallway, a family bathroom and two really generous bedrooms. Loft storage area is also expansive. We feel that this well-located property will make a wonderful home, investment rental or one's own holiday lock-up. Being sold with no onward chain.

THE LOCATION

Situated on the ever-popular Kimberley Park Road, this property enjoys an exceptionally convenient position just a short walk from the heart of Falmouth. Kimberley Park itself provides beautifully maintained open green space, while the nearby town centre offers an outstanding selection of independent shops, cafés, restaurants, galleries and everyday amenities. The bustling harbourside, Events Square and the National Maritime Museum are all within easy walking distance, creating a vibrant lifestyle at the centre of one of Cornwall's most desirable coastal towns.

Falmouth's stunning coastline, with Gyllyngvase Beach, Castle Beach, Pendennis Castle and the South West Coast Path, is approximately one mile away. Excellent transport links, including nearby Falmouth Town and Penmere railway stations, provide connections to Truro and onward services to Exeter and London Paddington. Falmouth University, highly regarded schools and an outstanding range of leisure, sailing and cultural facilities further enhance the appeal of this sought-after location, making it an ideal home or investment.



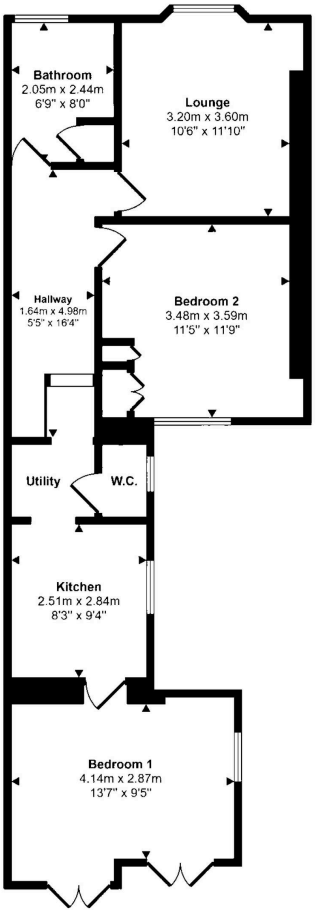








Approx Gross Internal Area
68 sq m / 735 sq ft



Leasehold

999 Years from 1993

Peppercorn ground rent, 50% share of ad-hoc of maintenance and annual buildings insurance.

EPC: E

Council Tax Band: B

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.