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Calver Close, Penryn

£150,000

Leasehold







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Property Introduction

A well presented light and bright one bedroom first floor apartment ideally suited to first time buyers, investors and those seeking a low maintenance home.

Situated in a convenient Penryn location, this attractive apartment offers bright and comfortable accommodation comprising of a light and bright welcoming lounge, a well equipped kitchen/diner, a good sized double bedroom and a modern bathroom.

The property is presented in good order with a light and airy feel creating a pleasant, inviting home. The open plan kitchen/diner provides a practical space for everyday living and entertaining with a separate lounge offering a comfortable place to relax.

An appealing opportunity for those looking for a well maintained apartment in the popular town of Penryn.

Location

Calver Close, built by Wainhomes in 2007 is a very popular location and understandably so. Situated at the top of the town and main shopping area it is also in close proximity to the Railway Station and consists of a cul-de-sac featuring a range of houses and apartments. This top floor flat has an allocated parking space opposite. Penryn is an historic market town with many individual shops along side convenience store, Post Office, Public Houses and cafes. With the expanding Penryn Campus of the University, the town has a buzz about it whilst maintaining plenty of the ancient character and features.

Regular transport links to the University, Falmouth and Truro by bus and train are available in the town and there is a bus stop at the top of Calver Close. Penryn certainly has much to offer and is situated just two miles from the harbour side town of Falmouth, voted amongst the top ten places to live in the UK with its beautiful beaches and waterfront.

ACCOMMODATION COMPRISES

Communal hallway with entry phone providing access to entrance door opening to:-

HALLWAY

Radiator, entry phone system and loft hatch. Two useful storage cupboards, one housing the electrics and one shelved. Doors opening off to:-

LOUNGE 13' 10" x 11' 4" (4.21m x 3.45m) maximum measurements
A spacious light and bright room with a large window having fitted vertical blinds. Archway through to:-

KITCHEN/DINER 11' 5" x 9' 9" (3.48m x 2.97m)
Range of wall and floor mounted units with tiled surround and worktop incorporating a sink and drainer. Integrated 'Belling' oven and hob over with extractor hood above. Space for tumble dryer, space for washing machine and space for fridge/freezer and space for dining table. Two double glazed windows. Radiator. Boiler cupboard housing a 'Worcester' boiler.

Returning to hallway, doors off to:-

DOUBLE BEDROOM 11' 2" x 9' 8" (3.40m x 2.94m) maximum measurements
Double glazed window with fitted blinds and radiator. Space for wardrobe and desk.

BATHROOM
Obscured double glazed window with fitted blind. Bath with tiled surround and screen, electric shower over and shower tap attachment, pedestal wash hand basin with tiled splashback, mirror over and low level WC. Mirrored cabinet, heated towel rail and extractor fan.

PARKING
There is one parking space with the property.

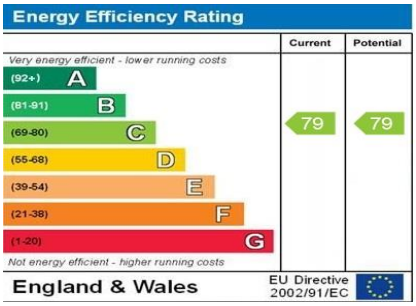
SERVICES
Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTES
The Council Tax band is band 'A'.

LEASEHOLD INFORMATION
Remainder of 999 year lease from 2007. For 2026 the current annual ground rent is £210.00 and the current quarterly service charge is £419.17 to cover cleaning of communal areas, bin store area, fire alarm testing, various shared costs and also includes a contribution to a sinking fund which is a provision towards future repairs. There is an annual estate charge currently of £150.00 for grass cutting etc., in shared areas of Calver Close. The management company are Plymouth Block management. Current annual buildings insurance was £357.75.

DIRECTIONS
From Penryn Railway Station proceed down the hill. At the junction turn right and continue in towards Penryn town centre on the one way system in West Street. Calver Close can be found about 600 yards along on the left hand side. If using What3words:-







MAP's top reasons to view this home

- Very well presented first floor apartment
- One of just four in the building
- Light and bright kitchen/diner
- Spacious lounge
- One double bedroom
- Bathroom with electric shower over
- Two useful storage cupboards in hallway
- Gas central heating – updated 'Worcester' boiler
- One parking space
- Close proximity to bus stop, shops, university and railway station

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