



## Penryn

Delightful second floor apartment  
Favoured development on town outskirts  
UPVC double glazed windows and doors  
Economy 7 electric heating throughout  
Superb lounge/dining room with balcony  
Two double bedrooms, bathroom/wc in white  
Own parking space and visitors parking area  
Considered as ideal home or investment  
Being sold with 'no onward chain'

Guide £225,000 Leasehold

ENERGY EFFICIENCY RATING  
BAND C

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

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

REF: SK7362



Kimberleys are delighted to offer as our client's sole agents this delightful two bedroom second floor apartment which is sat on this highly sought after distinctive development on the outskirts of Penryn town centre and enjoys a pleasant sunny outlook.

The striking development was built in the year 2000 by a well known local builder on the site of the old co-op Penryn creamery replacing the original art deco building. Plenty of features await any perspective purchaser with UPVC double glazed windows, patio doors leading onto a balcony, economy 7 and independent electric heating, fully fitted kitchen, fitted carpets and freshly painted throughout.

The spacious accommodation is approached through a communal entrance hall via a secure entry system, inside there is a turning staircase through to your own front door. A wide reception hall and gives access to all principal rooms, this includes a generous lounge/dining room with patio doors taking you on to a balcony, two bedrooms and bathroom. Outside there are attractive and well managed gardens and grounds with a large communal roof terrace which provides excellent views to the woodland.

The Millennium Apartments are within easy reach of Penryn town centre, the branch line station which connects to the cathedral city of Truro and Falmouth town, a collection of local schools and Falmouth University at Tremough. There are good links by road whether it be by public transport or under your own steam with Falmouth town centre in one direction and further afield, Truro and the surrounding towns of Helston, Camborne and Redruth, the main A30 trunk road to Penzance in the West and out of county to the East which is also within easy driving distance.

#### *THE ACCOMMODATION COMPRISES*

A secure communal front door leads to the main reception hall with staircase leading up to all floors and roof terrace, a wooden front door leads to:



#### *RECEPTION HALL*

Entrance hall with intercom, fitted carpet, inset spotlights, cloak cupboard which houses the electric meter and consumer box, and a second storage cupboard which houses the storage tank.



#### *LOUNGE/AREA 4.34m (14'3") x 4.42m (14'6")*

Freshly painted, electric heater, carpet, ceiling spotlights, double glazed patio doors leading to the balcony overlooking wooded area.



*DINING/AREA 3.07m (10'1") x 2.59m (8'6")*

With central pendant light, carpet, serving hatch to the kitchen with wall mounted electric heater.



*BEDROOM TWO 2.74m (9'0") x 2.31m (7'7")* UPVC double glazed unit, fitted carpet, electric heater.



*KITCHEN 2.13m (7'0") x 2.97m (9'9")*

Accessed through a white wooden door with brass handle, a range of wall and base units, roll top work surface with ceramic tiling, single drainer stainless steel sink unit with chrome mixer tap, space for a washing machine, dishwasher, fridge freezer, (these appliances are included in the sale), Beko fan assisted oven with extractor fan over, inset ceiling spotlights.



*BATHROOM 2.01m (6'7") x 3.00m (9'10")*

White suite comprising a panelled bath with chrome shower over, low level wc, sink with hot and cold taps, fully tiled with extractor fan, lino flooring and central ceiling light.



*BEDROOM ONE 3.61m (11'10") x 3.51m (11'6")*

UPVC double glazed unit overlooking the side aspect, electric heater, fitted carpet and six panelled internal door.



*OUTSIDE*

One of the most pleasing features here is the beautiful well stocked and maintained mediterranean style gardens throughout the development which gives a continental feel to the exterior with the upkeep being part of the maintenance charge.

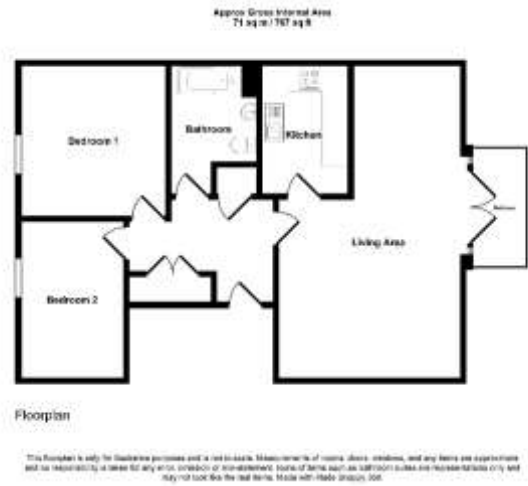


Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors 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.



### COMMUNAL ROOF TERRACE

Use of the roof terrace which is shared by the block of six that the apartment is within, enabling space for drying and entertaining.



### PARKING

Gravelled area with allocated space and further parking area for visitors with permits.



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

**LEASE** 983 years remaining

### MAINTENANCE CHARGES

Ground rent and service charge £400.96 per quarter.

### 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.

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.

