



## Penryn

Impressive light and airy modern apartment  
Two generous double bedrooms  
Modern open plan kitchen/living room with balcony  
Uninterrupted views over woodland and college reservoir  
Presented to an excellent standard throughout  
Modern integrated kitchen with built in appliances  
Gas central heating, UPVC double glazing  
Allocated parking space  
Gardens to the rear of the property  
An internal viewing is highly recommended

Guide £215,000 Leasehold

**ENERGY EFFICIENCY RATING  
BAND B**

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

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

REF: SK7136



An opportunity to purchase an impressive modern two bedroom spacious apartment finished to an exceptional standard with features that include a balcony providing uninterrupted views over woodland and College reservoir beyond. It is set in a popular residential location on the outer fringes of Penryn and within easy reach of local facilities, schools and access to Falmouth and the surrounding area.

The apartment was built to NHBC standards in 2014 by Messrs Bovis Homes and is packed with features including UPVC double glazed windows and doors, gas central heating by radiators, a modern fitted kitchen with integrated appliances and fitted bathroom suite. Sold with the benefit of 'no onward chain'.

Penryn is an historic and ancient market town with an active community and provides a variety of shops, restaurants, galleries, doctors surgery and several public houses. The development is well placed for easy access to Penryn town centre and the train station that links Falmouth to the city of Truro and mainline to London Paddington. Asda supermarket and Falmouth University (Tremough Campus) as well as the local schools are all easily accessible.

*As our clients sole agents, we highly recommend an immediate viewing to secure this fine property.*

*Why not call for your personal viewing?*

From the allocated parking space a path leads to the main building.

#### **THE ACCOMMODATION COMPRISES:**

Door with remote access and intercom system, leads into a pleasant communal hallway with staircase to the first floor.

Front door opening onto a spacious hallway.

#### **HALLWAY 3.81m (12'6") x 2.51m (8'3")**

L-shaped entrance hallway with intercom system, thermostat, radiator, fuse box, ceiling light and carpeted flooring. Door to an airing cupboard offering useful storage and houses a gas Combi boiler providing domestic hot water and central heating facilities. Doors leading into the living room, bathroom and two double bedrooms.



*OPEN PLAN LIVING ROOM, KITCHEN AND DINING AREA 5.94m (19'6") x 4.19m (13'9") total area.*

#### **LIVING ROOM AREA 3.96m (13'0") x 3.02m (9'11")**

An impressive light and airy room with feature patio doors onto a delightful balcony that allows a good degree of light and enjoys fine rural views over the communal rear gardens, countryside and college reservoir beyond. Radiator, ceiling light and carpet.

#### **KITCHEN AREA 3.02m (9'11") x 2.44m (8'0")**

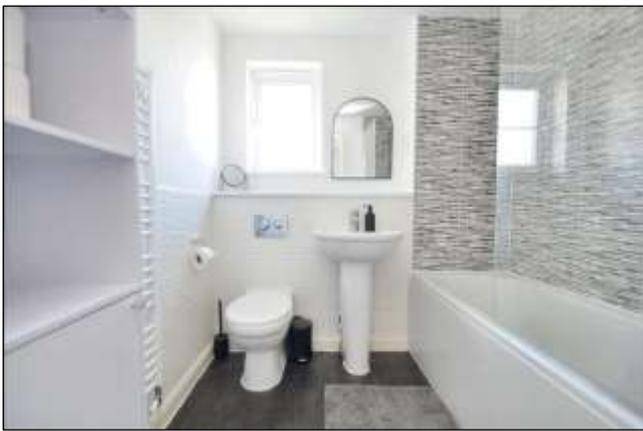
A nicely fitted modern kitchen comprising of a good range of high gloss wall and base units, grey roll top worktop surfaces to two sides, matching splashback, stainless steel sink and single drainer with mixer tap, four ring stainless steel hob with extractor canopy over, integrated fridge and freezer, integrated dishwasher and washing machine, fitted shelf and down lights.





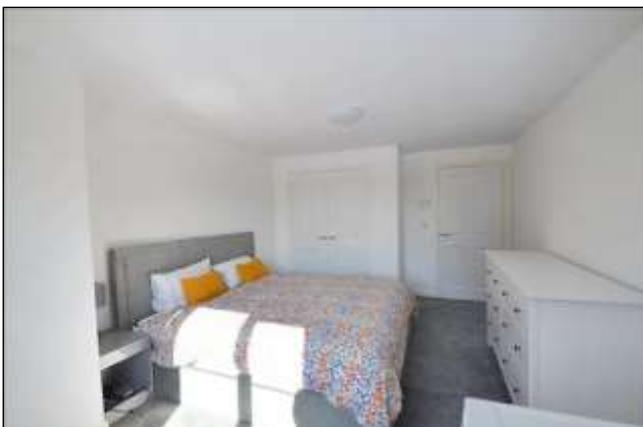
**BATHROOM 2.06m (6'9") x 1.98m (6'6")**

A nicely appointed modern/contemporary bathroom comprising of a three-piece suite, panel bath with shower over, screen, pedestal wash handbasin, concealed cistern WC, part tiled walls, ladder style heated towel rail, shaver point, down lights, extractor fan and a frosted UPVC double glazed window.



**BEDROOM ONE 5.13m (16'10") x 3.43m (11'3")**

A generous double principal bedroom with built in double wardrobes housing a cloths rail and useful storage over. Two UPVC double glazed windows with outlook to the rear aspect enjoying views of the countryside and reservoir beyond. Ceiling light, radiator, thermostat control and finished with a carpeted floor.



**BEDROOM TWO 3.20m (10'6") x 2.51m (8'3")**

UPVC double glazed window with outlook over the front aspect, radiator, ceiling light, and finished with a carpeted floor.



**BALCONY 4.19m (13'9") x 1.40m (4'7")**

A fantastic private balcony which is perfect for sitting, relaxing and taking in the view with its backdrop of woodland and the reservoir beyond, rail with glass inserts and composite decking.



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**

The rear of the property is accessed via a gate to the left hand side of the building which provides a separate area for bike, bin and recycling storage with a further gate leading into the large fenced communal garden which is mainly laid to lawn.

To the side of the building is an additional communal amenity area with children’s playground.



**FLOORPLAN**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Levels of items such as bathroom fixtures are approximate only and may not look like the real items. Made with Make MyPlan 100.

**TENURE**

With the remainder of 999 years from 1<sup>st</sup> June 2013.

**GROUND RENT AND MAINTENANCE**

To be confirmed

**COUNCIL TAX**

Band B.

**SERVICES**

Mains drainage, water, gas and electricity.

**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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