



## Falmouth

A delightful, bright garden apartment  
Very well presented throughout  
Offering modern, contemporary open plan living  
Gas central heating, UPVC double glazing  
Living room with wood burning stove  
Fitted kitchen with appliances  
Double bedroom with fitted wardrobes  
Luxurious bathroom with under floor heating  
Generous landscaped gardens, workshop  
Driveway parking for three large vehicles



**Guide £215,000** Leasehold

**ENERGY EFFICIENCY RATING**  
**BAND E**

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

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

**REF: SK7156**



We are delighted to bring to the market for the first time in 12 years, this very well presented and ideally situated garden apartment set on the outer fringes of Falmouth and within easy reach of local amenities, beaches, amazing coastline and countryside walks and the town centre.

This lovely apartment has been a great first home for our client and we would like to think it would be perfect for another first time buyer or maybe a useful addition to an investors letting portfolio.

What struck us when we were preparing the details for the apartment was how bright and airy the accommodation is on every side and each room has a pleasant outlook too.

Modern, contemporary living is very much the theme here with Mediterranean tones and decor which would appeal to potential new owners. Packed with features including, gas fired central heating by radiators, UPVC double glazed windows and front door, a focal point wood burning stove in the lounge area, a fitted kitchen with wrap around wood block work surfaces and some appliances and a combination of hardwearing flooring and fitted carpets.

The accommodation includes a reception hall, luxurious bathroom/wc, a delightful open plan kitchen/living room and finally a double bedroom with fitted wardrobes. Outside offers a large landscaped, terraced garden, multiple parking facilities and, a block built garden workshop and log store.

**As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine garden apartment.**

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

**UPVC DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANEL AT THE SIDE OF THE BUILDING LEADING TO:**

#### **RECEPTION HALL**

With ceramic tiled flooring, large cloaks and storage cupboard, loft hatch.

#### **BATHROOM 2.49m (8'2") x 1.60m (5'3") plus recess.**

Luxuriously appointed with a white suite comprising; deep panelled bath with contemporary chrome easy-on hot and cold taps, Mira Azora thermostatically controlled electric shower and fully tiled surround with shower screen, contemporary circular glass hand wash basin with contemporary chrome waterfall tap and set on a glass stand, low flush wc, recessed fitted mirror and accessory shelf, fully tiled walls and

flooring (under floor heating), chrome ladder style heated towel rail, airing cupboard with Worcester gas central heating boiler and shelving, six-panelled internal door, extractor fan.



#### **DOOR FROM RECEPTION HALL TO:**

#### **OPEN PLAN LIVING/DINING/KITCHEN 5.59m (18'4") x 4.27m (14'0") of an irregular shape.**

A delightful, bright dual aspect room with two double glazed windows overlooking the front aspect with views to light woodland and a matching window to the side aspect.



#### **KITCHEN**

Well equipped with a range of matching wall and base units with wrap around varnished solid wood block work surfaces and ceramic tiling over, inset china single drainer sink unit with chrome swan neck mixer tap, electric ceramic hob, stainless steel and glass cooker hood over, single fan assisted oven under, engineered oak flooring, deep cupboard with shelving and double glazed window, plumbing for washing machine, space for condensing tumble dryer and tallboy refrigerator/freezer, open plan to:





### LIVING ROOM

With fitted carpet, central ceiling light, TV aerial point, two double radiators and a focal point wood burning stove set on a tiled hearth, radiator, panelled internal door to:



### INNER LOBBY

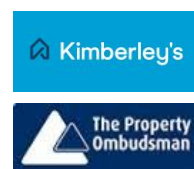
Having a light oak floor-to-ceiling storage unit with shelving and cupboards under, doorway to:

### DOUBLE BEDROOM 3.28m (10'9") x 2.79m (9'2") plus 2.08m (6'10") x 0.94m (3'1")

A fabulous bright double bedroom with a deep recessed double glazed window enjoying a pleasant outlook over a garden to the rear, double radiator, under stairs storage cupboard, a range of twin double fitted wardrobe cupboards with two central mirrored doors, central ceiling light, radiator, fitted carpet.



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

### GARDENS

To the side of the apartment sits a large, landscaped garden which has been terraced and offers large, gravelled seating areas with stone and timber sleeper retaining walls, well stocked rockeries and planters, a large Canary Island Date Palm. The gardens enjoy a sunny sheltered aspect for most of the day and provide an amazing area to relax and entertain your family and friends. At the front of the garden there is a gated concrete area with off road parking for three large vehicles if parked sensibly.



### WORKSHOP 3.71m (12'2") x 2.13m (7'0")

With lighting and power, windows to the side and rear elevation and a wood store.

### TENURE

Leasehold with the remainder of 125 year lease, dated 1<sup>st</sup> January 2009.

**GROUND RENT** £100 per annum

### AGENTS NOTE

A neighbouring property has a pedestrian right of way to their rear garden.

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

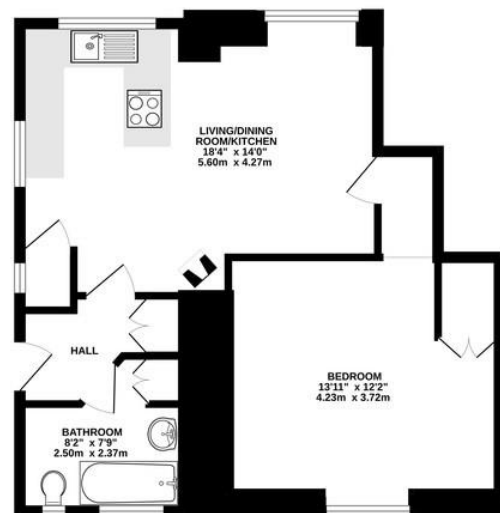
**COUNCIL TAX** Band A.

**MAINTENANCE CHARGE** Bickland Water Ltd. £400 – £600 per annum (depending on anything that needs doing)

### 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.

GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan, dimensions and specifications shown here are based on the information provided by the vendor and are not guaranteed to be correct.

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