



Penryn

A spacious second floor apartment
Popular Bovis Homes 'Genoa' design
Ideal as a home or investment
For sale for the first time since construction
Gas central heating, UPVC double glazing
Very well presented throughout
Fitted kitchen/dining room with quality appliances
Two double bedrooms, modern bathroom
Designated parking space, communal garden
Pleasant outlook to light woodland (front)

Guide £180,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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



01326 311400
www.kimberleys.co.uk

REF: SK7230

We are delighted to offer as our clients sole agents, this very well presented and spacious second floor apartment which is set in a great location on the outer fringes of Penryn, enjoying delightful views from the front aspect across to light woodland and within easy reach of local facilities, schools and easy access by road to the surrounding towns of Penryn, Falmouth and the cathedral city of Truro.

The apartment was built to NHBC standards in 2014 and remarkably, our clients have been the only owners since completion and during this time the apartment has been maintained to a high standard and recently redecorated throughout.

The only owners since new and during that time they have maintained the property in peak condition and introduced a host of improvements which makes life more comfortable.

The apartment is packed with features including UPVC double glazed windows, gas central heating by radiators (just serviced and all radiators replaced), a comprehensive fitted kitchen with a range of quality appliances including LED spotlights in the bathroom and kitchen, full fibre broadband connected (subject to transfer regulations) and all floor coverings included in the sale.

The block is approached through a communal front door which can be accessed by a key or secure entry phone system and staircases lead to the second floor landing.

The front door leads into a long entrance hall with access to all rooms from here and they include a lounge which is open plan to a fitted kitchen/dining room, two double bedrooms and a modern bathroom/wc combined in white. Outside the block there are communal gardens and this apartment has its own allocated parking space alongside.

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.

An early viewing is essential to secure this competitively priced apartment.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:

Front door with entry via a key or security intercom system leading into a bright communal hallway and staircase leading to the second floor.

OWN FRONT DOOR LEADING INTO:

RECEPTION HALL 5.05m (16'7") x 1.45m (4'9")

With mat well, access to insulated loft space, hard wearing wood finish flooring, radiator, airing cupboard with slatted shelving, cloaks cupboard, electric consumer box.



LOUNGE 3.81m (12'6") x 3.40m (11'2")

Double glazed window enjoying a pleasant outlook to the rear, part canopied ceiling, fitted carpet, full fibre broadband socket, radiator, TV aerial point, central ceiling drop light, double radiator, panelled internal door.



OPENING FROM THE LOUNGE TO:

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.





KITCHEN/DINING ROOM 3.43m (11'3") x 2.87m (9'5")

Equipped with a full range of matching wall and base units in beech effect, brushed steel handles, wrap around granite effect roll top work surfaces and splash backs over, stainless steel four-ring gas hob, smoked glass splash back, Bosch single fan assisted oven under, Blomberg integrated larder fridge and washing machine, cupboard housing Potterton gas central heating boiler (recently serviced), 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, vinyl flooring, radiator, double glazed window overlooking the rear aspect, LED ceiling spotlights.



BEDROOM ONE 3.61m (11'10") x 3.12m (10'3") measured to wardrobe front.

A bright double bedroom which has a double glazed window and a pleasant outlook across the play area to light woodland opposite, deep double fitted wardrobe cupboard housing hanging space and shelving, part canopied ceiling, fitted carpet, central ceiling light, white panelled internal door.



BEDROOM TWO 3.38m (11'1") x 2.90m (9'6")

Another good sized double bedroom again with double glazed window enjoying a pleasant outlook across to a play area and light woodland opposite, part canopied ceilings, radiator, fitted carpet, white panelled internal door.



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.

LUXURY BATHROOM 1.96m (6'5") x 1.93m (6'4")

Well appointed with a white suite comprising; panelled bath, chrome mixer tap, shower attachment and fully tiled surround, glass shower screen, pedestal hand wash basin, contemporary chrome easy-on mixer tap and tiled splash back over, low flush wc, shaver light, fitted mirror, extractor fan, frosted double glazed window, vinyl flooring, LED spotlights, white panelled internal door.



OUTSIDE

To the rear of the property there is a communal garden for the use of all residents.



ALLOCATED PARKING

There is an allocated, numbered parking space to the right hand side of the block and a communal bin store.

COUNCIL TAX Band B.

SERVICES Mains drainage, water, electricity and gas.

TENURE Leasehold - 999 with 988 unexpired.

GROUND RENT £276.82 per annum.

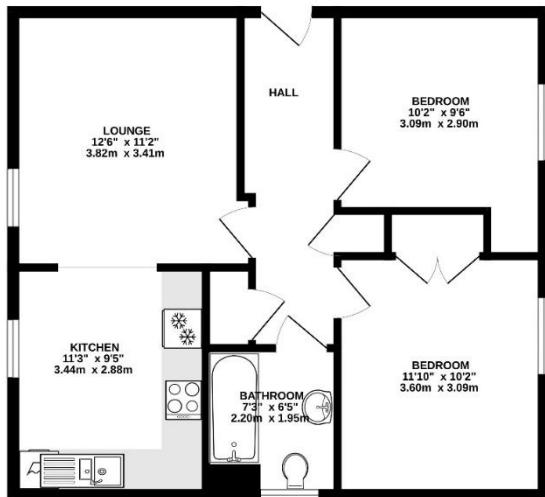
MAINTENANCE CHARGE

£1863.33 per annum equating to £155.28 per month.

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
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq ft. (57.2 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. Kimberley's Independent Estate Agents do not accept any liability for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The dimensions shown are not to scale and are not intended to be used for planning or building purposes. Kimberley's Independent Estate Agents do not accept any liability for any errors or omissions.

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.

