



Falmouth

Ground floor two bedroom apartment
Panoramic views across the river and countryside
Lounge with feature bay window
Bathroom and separate wc
Gas central heating by radiators
UPVC double glazed windows
Front patio and south facing rear courtyard
Convenient location, walking distance to town
Unrestricted on street parking
An internal viewing is highly recommended

Guide £275,000 Leasehold

ENERGY EFFICIENCY RATING BAND D

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REF: SK7278



We are delighted to offer **FOR SALE** this well presented, ground floor two bedroom apartment that commands spectacular water views across to Flushing, Falmouth Docks and countryside beyond.

The accommodation in brief includes a lounge featuring a bay window with breathtaking water views, fitted wood effect kitchen, two bedrooms, bathroom and separate wc. The apartment benefits from UPVC double glazed windows and gas central heating by radiators. Outside, a generous south-facing rear courtyard provides the perfect space for relaxing or entertaining with friends and family.

The apartment is just a couple of minutes walk from Penwerris Stores/Post office, The Boathouse public house and a downhill walk into our bustling town centre which offers a host of amenities including an eclectic range of shops, restaurants, public houses and bars plus entertainment venues including The Poly theatre, a multi screen cinema and the Princess Pavilions with its beautiful gardens and bandstand. Falmouth's glorious seafront includes Castle and Gyllyngvase beaches and slightly further afield Swanpool beach and nature reserve. There are good transport routes by road and rail to the surrounding area and a mainline station at Truro connecting to Paddington and all points North.

As our clients' sole agents we thoroughly recommend an internal viewing to fully appreciate this apartment.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Wooden part glazed front door, feature tiled flooring, pendant light fitting. Wooden glazed door opening to:

HALLWAY

A spacious hallway with laminate wooden effect flooring, pendant light fitting, coat hooks, smoke detector, radiator, feature tiled steps lead up to a further hall that provides access to three sizeable storage cupboards whereby you will find the electric fuse box and Ideal gas combination boiler (serviced October 2025) respectively. Doors access to:



LOUNGE 3.10m (10'2") x 3.81m (12'6")

Measured into recess plus bay window.

With double glazed bay window to the front, commanding spectacular water views across to Flushing, Falmouth Docks and countryside beyond, wooden panelled door, pendant light fitting, two recessed alcoves with glass shelving, carpeted, radiator.



BEDROOM ONE 3.76m (12'4") x 3.02m (9'11")

Measured into window recess.

UPVC double glazed window overlooking the rear courtyard garden, wooden panelled door, pendant light fitting, two recessed alcoves with wooden shelving, carpeted, radiator.



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.



BATHROOM

UPVC double glazed obscured window, white suite comprising of pedestal wash hand basin with chrome mixer tap, panelled enclosed bath, part tiled walls with electric Mira shower over, riser rail with shower head attachment, glass screen, tiled flooring, four recessed spotlights, chrome ladder style towel rail, wall mounted glass fronted cabinet, Enviro Vent extractor fan, half glazed wooden door.



WC

UPVC double glazed obscured window, low level flush wc, half height wooden panelled walls, part tiled, pendant light fitting, wooden panelled door.

BEDROOM TWO 3.38m (11'1") x 1.70m (5'7")

UPVC double glazed window overlooking the rear courtyard garden, wooden panelled door, light fitting, carpeted, radiator.



KITCHEN 3.61m (11'10") x 1.90m (6'3")

Widening to 2.29m (7'6"). Plus 1.78m (5'10") x 1.02m (3'4").

UPVC double glazed rear door providing access to the rear courtyard garden. Fitted with a range of matching wood effect base units with laminate work surfaces to two sides, stainless steel sink with drainer and chrome mixer tap over, space for gas oven, tall fridge freezer, washing machine and slimline dishwasher, fitted extractor hood over, shelving, radiator, light fitting and newly fitted vinyl flooring.



OUTSIDE

The low-maintenance courtyard garden enjoys a pleasant southerly aspect, providing the perfect spot to sit back, relax, and entertain. It also features a useful storage shed and steps leading to the service lane, accessible via a right of way across the neighbouring garden.



TENURE

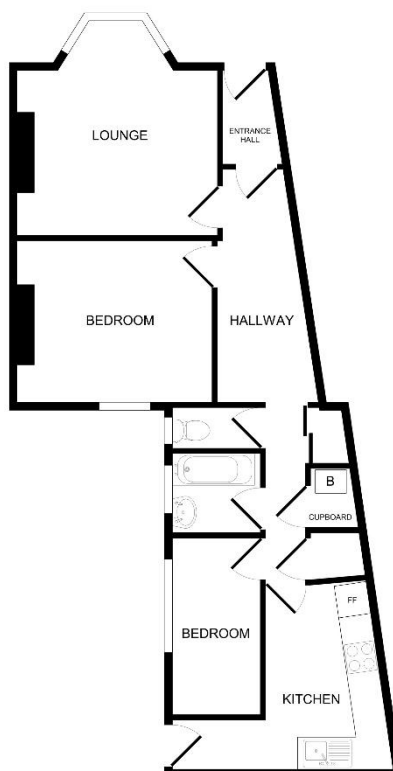
Leasehold with a remainder of 999 years dated from 19th July 1985. Maintenance as and when required in agreement with the upstairs apartment.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of rooms, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
The plan for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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