



## Falmouth

**A spacious first floor apartment**  
**Set in an attractive Grade II listed building**  
**Delightful views to the harbour and estuary**  
**An ideal permanent/second home or investment**  
**Well presented and proportioned accommodation**  
**Gas central heating, tall multi-paned sash windows**  
**Open plan living and kitchen areas**  
**Four bedrooms and two bathrooms**  
**Secure gated driveway and large single garage**  
**Being sold with 'no onward chain'**

**Guide £585,000** Leasehold

**AWAITING EPC**

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

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

**REF: SK7355**



We are delighted to offer as our client's sole agents, this four bedroom, first floor apartment set in this striking Grade II listed building and commanding lovely views from the front aspect across the Watersports Centre to the Penryn River, Trefusis Head, harbour and docks, The Carrick Roads and the Roseland Peninsula beyond.

Bank House is a prominent period building steeped in local maritime history, originally built in 1788 as a home for Robert Ware Fox and subsequently converted into 9 quality apartments back in 2002 but keeping the distinctive front and rear elevations, original staircase and mosaic tiled flooring to the communal entrance hall.

This well presented home offers new owners a bright and welcoming living environment which has distinctly nautical and Mediterranean themes.

The apartment is packed with features including gas fired central heating by radiators, sealed unit double glazed sash windows, engineered oak flooring to the kitchen area and carpeting to the rest of the property, fitted kitchen with wrap around granite work surfaces and built-in appliances.

The bright and spacious accommodation offers in sequence, an entrance vestibule, open plan kitchen/dining/living areas, a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom. The apartment also has a large single garage within the secured gated driveway.

The apartment is being sold with the benefit of 'no onward chain' allowing a motivated purchaser the chance to conduct a swifter sale.

Bank House is seconds walk from the Events Square with a number of delightful bars and restaurants and of course the National Maritime Museum. Turning left outside the front door gives you a level walk into Falmouth's eclectic town centre passing the waterside districts to the right with the centre offering a range of independent and high street names together with a varied selection of pubs, bars, restaurants from around the world and more. A leisurely 10 minutes' walk will take you to Falmouth's spectacular sea front where you will find Castle Beach with its lovely cafe and a little further on, the Blue Flag Gyllyngvase Beach which is an ideal destination for watersports enthusiasts. The Gylly Beach Cafe is also a popular choice and there is a Co-op convenience store opposite.

**THE ACCOMMODATION COMPRISES:** Solid wood front door takes you into:

#### **COMMUNAL ENTRANCE HALL**

A delightful introduction to the building with beautiful tessellated flooring and period wooden turning staircase leading to all floors.

A panelled door on the first floor landing leads into an inner lobby with your own front door on the right hand side.



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.



**THE ACCOMMODATION COMPRISES:** A panelled front door leads into:

**RECEPTION HALL 5.51m (18'1") x 1.30m (4'3")**

A long, impressive introduction to the apartment with fitted carpet, radiator, secure entry phone system, wall mounted electric consumer box, access to principal rooms.

**LIVING ROOM/KITCHEN/DINER 8.03m (26'4") x 5.00m (16'5")**

A fabulous and impressive room of generous proportions which attracts plenty of morning sunshine which streams in through a bank of three tall multi-paned sealed unit double glazed windows which enjoy delightful views across the watersports centre to Falmouth Harbour and Docks, The Carrick Roads and The Roseland Peninsula. This spacious room has a quality fitted carpet in the sitting room area and engineered oak flooring to the kitchen/dining section.



**KITCHEN**

Equipped with a range of matching wall and base units with light wood doors, wrap around black granite tiled work surfaces and matching splash backs over, composite single drainer sink unit, chrome easy-on mixer tap and cutlery drainer, a range of built-in appliances including a four-ring stainless steel gas hob which has a glass and stainless steel extractor hood over, matching single oven under, concealed refrigerator and freezer and dishwasher, inset ceiling spotlights, double radiator, open plan to:



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### **SITTING ROOM**

Having two double radiators, TV aerial point, three uplighters and a four-panelled internal door leading to and from the reception hall. This is a great room for relaxing and entertaining your family and friends.



### **PRINCIPAL BEDROOM 4.95m (16'3") x 2.84m (9'4")**

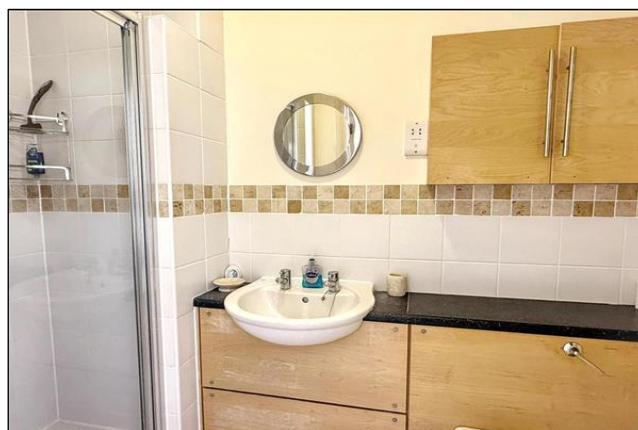
#### **Measured to walls**

A generous main double bedroom which has a tall multi-paned sash window and Venetian blinds plus a low window seat overlooking the rear gardens, a range of light wood effect wardrobe cupboards and nest of drawers alongside, radiator, four-panelled internal door, fitted carpet, second door to:

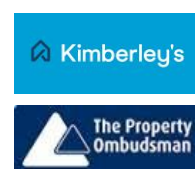


### **EN-SUITE SHOWER ROOM 2.44m (8'0") x 1.37m (4'6")**

With a white suite comprising; large walk-in fully tiled shower cubicle with chrome mixer shower and screening, china hand wash basin with easy-on hot and cold taps set on a vanity surface, tiled splash back, shaver point, fitted mirror and bathroom cabinet, low flush wc, ladder style heated towel rail, ceramic tiled flooring, panelled internal door.



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**BEDROOM TWO 3.58m (11'9") x 3.48m (11'5")**

Another good double bedroom again with tall multi-paned sash windows and Venetian blinds enjoying much the same views as the sitting room looking across the watersports centre to the harbour and river, fitted carpet, radiator, central ceiling light, panelled internal door.



**BEDROOM THREE 3.45m (11'4") x 3.05m (10'0")**

A bright double bedroom with tall multi-paned sash window and Venetian blinds overlooking the rear gardens and parking, double radiator, fitted carpet, central ceiling light, panelled internal door.



**BEDROOM FOUR 2.57m (8'5") x 2.36m (7'9") plus door recess 1.90m (6'3") x 1.04m (3'5")**

Having a tall multi-paned window with Venetian blinds overlooking the rear aspect, fitted carpet, radiator, panelled internal door, utility cupboard with plumbing for washing machine and wall mounted Worcester gas central heating boiler.



### **FAMILY BATHROOM 2.67m (8'9") x 2.08m (6'10")**

With a white suite comprising; panelled bath, contemporary chrome mixer tap with shower attachment and fully tiled surround, ladder style heated towel rail, china hand wash basin with contemporary chrome hot and cold taps set in a vanity unit and incorporated low flush wc alongside, bathroom cabinet, ceramic tiled flooring, multi-paned sash window with Venetian blind overlooking the rear aspect, extractor fan, shaver point, panelled internal door.



### **OUTSIDE**

**GARAGE 5.44m (17'10") x 3.00m (9'10")** With up and over door and pitched roof. The garage is clearly numbered.



### **PARKING**

This is approached via a secure gated driveway which is for the exclusive use of the residents of Bank House.

**COUNCIL TAX** Band F.

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

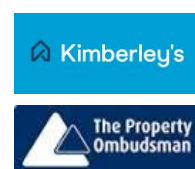
**TENURE** Leasehold for the remainder of a 999 year lease dated 29th September 2002.

**CHARGES** £946 per quarter which includes a ground rent of £50. These charges cover all external, communal areas, garden, rubbish collection, communal area heating, lighting and weekly clean, all window cleaning, contribution to a reserve sinking fund to cover items such as any repairs and planned external decoration, building insurance, ground rent, fire alarm servicing, maintenance of electrical gates and door entry.

### **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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View from the front elevation



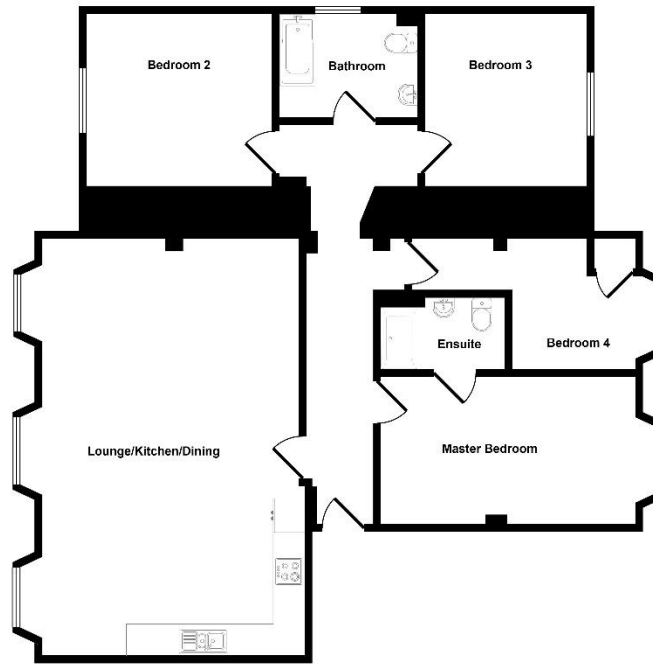
Rear



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Approx Gross Internal Area  
118 sq m / 1275 sq ft



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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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