



Penryn

A self-contained ground floor apartment
Set in a Grade II listed building
Perfect as a first home or investment
Well presented and proportioned accommodation
Gas fired central heating by radiators
Sitting room, fitted galley style kitchen
One double bedroom, bathroom and wc
Useful lower ground floor storage room
Parking for two vehicles to the rear
Just a short walk into the town centre



Guide £185,000 Leasehold

ENERGY EFFICIENCY RATING - BAND D

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

01326 311400
www.kimberleys.co.uk

REF: SK6912



We are delighted to bring to the market for the first time since 2016, the one bedroom, ground floor, self-contained apartment which is set within this attractive Grade II listed building at Bohill just a stone's throw from Penryn's town centre, the river and all the amenities this historic ancient borough town has to offer.

This grand house has appealing double fronted red brick elevations to the front and at the rear, the building becomes three-storey and has timber clad and painted rendered elevations under a grey slate roof. In keeping with the Grade II listing and the Penryn conservation area, small multi-paned sash windows and an ornate portico preserve the character and charm of this fine property.

There are just two apartments within the building, which were skilfully converted in 2016 and granted a 125 year lease and joint ownership of the freehold and shared responsibility for the maintenance and coincidentally, the rear of the building has just been re-decorated in September 2023. Features include gas fired central heating by radiators, continuous oak engineered flooring throughout, a beech effect fitted kitchen and white panelled internal doors.

The apartment is currently tenanted until February 2024 and we understand from our client that the tenant would like to stay if sold to an investor client.

The accommodation in brief includes a communal reception hall, own front door taking you into the sitting room overlooking the front aspect, inner hallway, double bedroom with fitted wardrobe cupboard, a bathroom/wc in white and finally a galley style kitchen. From the communal entrance hall, a staircase leads to the lower ground floor where you will find a generous storage room and a communal door leading to the parking spaces at the rear.

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

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

A SIX-PANELLED FRONT DOOR WITH ORNATE PORTICO OVERHEAD LEADS INTO:

COMMUNAL RECEPTION HALL

With staircases leading to the first floor apartment and lower ground floor areas, fire alarm control panel and then own front door to:

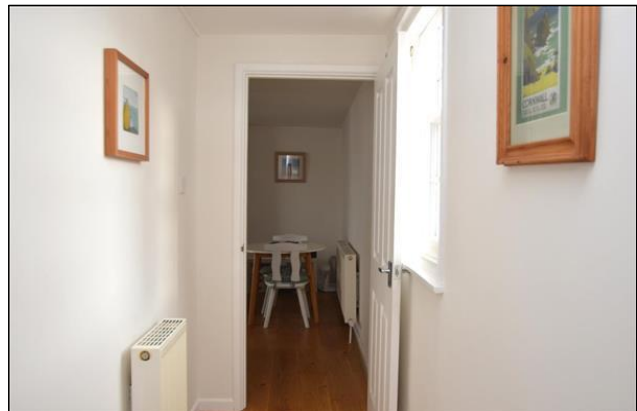
SITTING ROOM 4.06m (13'4") x 3.05m (10'0")

A delightful reception room with multi-paned sash window overlooking the front aspect, engineered oak flooring, double radiator, central ceiling light, telephone point, panelled internal door to:



INNER HALLWAY

With continued engineered oak flooring, double radiator, multi-paned sash window overlooking the rear, central ceiling light.



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

With a white suite comprising; panelled bath, hot and cold taps, Mira Advance electric thermostatically controlled electric shower and fully tiled surround, extractor fan, low flush wc, double radiator, non-slip flooring, pedestal hand wash basin with chrome easy on hot and cold taps and splash back over, towel rail, panelled internal door.



DOUBLE BEDROOM 2.97m (9'9") x 2.97m (9'9") plus deep recess.

Having continued engineered oak flooring, double radiator, recessed sash window overlooking the front aspect, central ceiling light, deep built-in wardrobe cupboard, panelled internal door.



KITCHEN 2.87m (9'5") x 1.52m (5'0") plus door recess 0.81m (2'8") x 0.79m (2'7")

Equipped with a range of beech effect wall and base units with work surfaces over, single drainer stainless steel sink unit with chrome easy-on hot and cold taps and cupboard below, continued engineered oak flooring, space for washing machine and under counter refrigerator, electric cooker panel, tiled splash back, double radiator, Worcester Bosch gas central heating boiler, multi-paned sash window, roller blind, strip light, panelled internal door to other areas.



STAIRCASE FROM THE COMMUNAL RECEPTION HALL LEADS DOWN TO THE LOWER GROUND FLOOR.

STORE ROOM 3.58m (11'9") x 1.55m (5'1")

An extremely useful store which can be accessed from the rear exit and this has roll top work surfaces, electric fuse box, lighting and power.

REAR HALLWAY

The rear hallway has a fire door access to the rear of the building and here you will find a GENEROUS PARKING SPACE with TWO vehicles parked nose to tail.

TENURE

Leasehold - 125 years from 27.07.16, 118 years remaining.

N.B

Grant of Listed Building Consent for the addition of a window in the rear elevation. The two windows on the front elevation and two at the rear were repaired and repainted in May 2023.

SERVICES

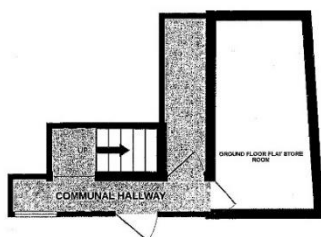
Mains drainage, water, electricity and gas.

COUNCIL TAX Band A.

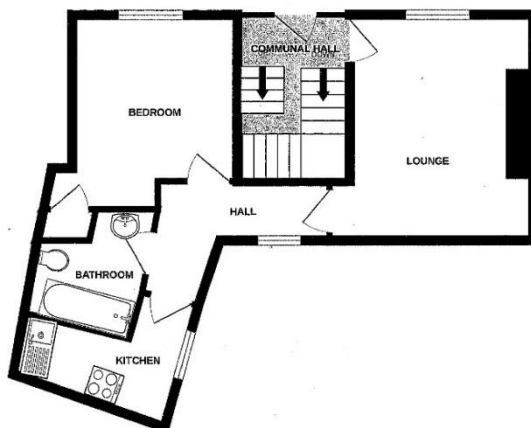


MONEY LAUNDERING

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
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error.

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.

