



## Falmouth

**A stunning penthouse apartment**  
**Set in an attractive Grade II listed building**  
**Superb views to the harbour and estuary**  
**An ideal permanent/second home or investment**  
**Beautifully presented, spacious accommodation**  
**Finished to the highest of standards and specifications**  
**Gas central heating, sealed unit double glazed sash windows**  
**Fabulous open plan living and kitchen areas**  
**Four bedrooms, two bathroom, four balconies**  
**Gated driveway and large garage**



**Guide £700,000** Leasehold

**EXEMPT FROM EPC RATING**

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

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

REF: SK6922



A stunning four bedroom penthouse apartment set in this striking Grade II listed building, occupying the whole of the top floor and commanding superb views from the front aspect to the Watersports Centre, Penryn River, Trefusis Head, the harbour and docks, The Carrick Roads and the Roseland Peninsula beyond.

Bank House is a prominent period building, steeped in local maritime history and originally built in 1788 as a family home for Robert Ware Fox and subsequently converted into nine quality apartments back in 2002 but keeping the distinctive front elevations and original staircase to all floors.

This beautifully presented home was refurbished to the highest of standards with imagination and style and quality specifications, making this a bright and welcoming living environment which has distinctly nautical and Mediterranean themes.

The apartment is packed with impressive features which will delight any prospective new owners including gas fired central heating by radiators (recent new boiler), sealed unit double glazed sash windows, engineered oak flooring to the main areas and carpeting in the bedrooms, an amazing fitted kitchen with wrap around Corian work surfaces and built-in quality appliances, shaped ceilings with inset spotlights.

The bright and spacious accommodation offers in sequence, an entrance vestibule, open plan kitchen, dining and living areas, utility room, principal bedroom with en-suite wet room, three further bedrooms, a family bathroom and four balconies, two at the front enjoying elevated water views across the harbour and the others overlooking the rear gardens. This apartment has a large single garage within a gated driveway and two generous parking spaces alongside.

The apartment is currently being run as a quality holiday rental property managed by Sykes with housekeeping managed locally. Our client uses the property when the need arises.

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 minute 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.

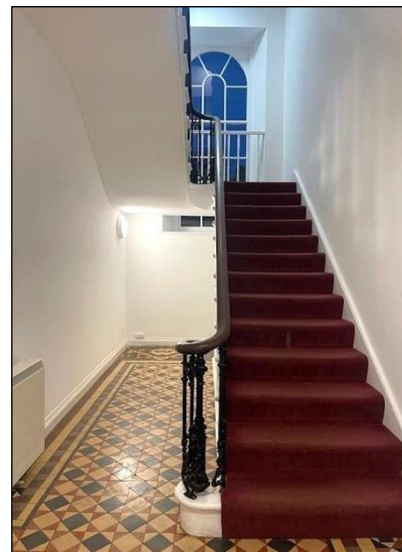
As you would expect given its locality to the harbour and river, Falmouth has a strong Watersports and Maritime centre, Pendennis Marina and further afield at Falmouth and Mylor Yacht Harbours. The main slipway in Falmouth is located behind the Watersports Centre. If you enjoy walking, there is a very pleasant stroll around the point to Pendennis Castle and back down along the sea front passing the castle and Gyllyngvase Beach on the left hand side. Many miles of coastal paths give you the option of walking down to The Lizard Peninsula and beyond.

### **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. On the top landing your own front door takes you into:



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.



### **ENTRANCE VESTIBULE**

With access to loft space, engineered oak flooring, consumer box, broad borrowed light window gives a panorama over the fabulous open plan sitting room, kitchen and down towards the dining area.

### **SITTING ROOM AREA 8.43m (27'8") x 5.79m (19'0")**

A fabulous sitting room with two recessed sealed unit double glazed windows enjoying delightful views to the harbour and docks, Carrick Roads, The Roseland Peninsula, Flushing and Trefusis Head, monopitch roofing, three double radiators, continued engineered oak flooring, inset ceiling spotlights, TV aerial point, deep walk-in storage cupboard, open plan to:



### **KITCHEN**

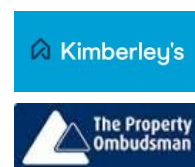
A beautifully fitted kitchen with a range of matching base units, stainless steel handles, foot level lighting and wrap around Corian work surfaces, feature pebbled splash back and inset long mirror, incorporated breakfast bar, inset double bowled sink unit with directional contemporary chrome mixer tap, Samsung electric hob and Elica smoked glass extractor hood over, Smeg stainless steel and smoked glass double oven, wine chiller, a range of Bosch appliances including concealed dishwasher, under counter refrigerator and freezer, recessed multi-paned sealed unit double glazed windows and Roman blinds overlooking the rear aspect, contemporary double radiator, shaped ceilings with inset ceiling spotlights, drop lights over the breakfast bar which has further feature smooth pebbled finish, door to:



### **UTILITY CUPBOARD 1.93m (6'4") x 1.65m (5'5")**

With new Worcester Bosch gas central heating boiler, Megaflo pressurised hot water system and plumbing for washing machine.

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## STEPS LEAD DOWN TO:

### **DINING AREA 6.53m (21'5") x 3.10m (10'2")**

A bright triple aspect reception area which has two recessed sealed unit double glazed sash windows and Roman blinds having views to Pendennis Castle and The Ships and Castles swimming pool, ceramic tiled flooring, double glazed door leading to the front balcony enjoying fabulous views across the street to the harbour and docks, Carrick Roads and Flushing, second door on the return side leading to the rear balcony which enjoys a pleasant vista over the rear gardens, two contemporary double radiators, monopitch roofing with inset ceiling spotlights.



## PAINTED AND GLAZED INTERNAL DOOR FROM THE ENTRANCE HALL TO:

**INNER HALLWAY** With continued engineered oak flooring, radiator, inset ceiling spotlights.

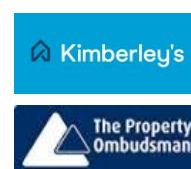
### **PRINCIPAL BEDROOM 4.52m (14'10") x 3.68m (12'1") plus 2.16m (7'1") x 2.01m (6'7")**

A fabulous L-shaped main bedroom with continued engineered oak flooring, recessed sealed unit multi-paned sash window enjoying fabulous views to the harbour and docks, Carrick Roads, Flushing, Trefusis Head and The Roseland Peninsula, inset ceiling spotlights, TV aerial point, double radiator, painted and glazed internal door to:

### **EN-SUITE SHOWER ROOM 2.51m (8'3") x 2.36m (7'9") into recess and with limited headroom in parts.**

Luxuriously appointed with fully tiled walls and slate tiled flooring, shower area with chrome mixer shower, drench head and conventional hand shower, grab rail, accessory rack and glass screening, circular contemporary glass hand wash basin and waterfall tap over set in a black marble vanity unit with glass splash back and large fitted mirror over, incorporated low flush wc, stainless steel spotlights on tracking, chrome ladder style heated towel rail, extractor fan.

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**BEDROOM TWO 4.42m (14'6") x 3.17m (10'5") plus 2.54m (8'4") x 2.01m (6'7")**

A lovely bright L-shaped second bedroom with continued engineered oak flooring and recessed sealed unit multi-paned double glazed sash window with a pleasant outlook to the rear, double radiator, uplighter, over bed lighting.



**BEDROOM THREE 3.23m (10'7") x 2.87m (9'5") plus door recess 1.27m (4'2") x 0.91m (3'0")**

A bright dual aspect bedroom having sealed unit double glazed sash windows with roller blinds enjoying views to the harbour and river, double radiator, fitted carpet, double glazed casement door leading to **BALCONY** which is South and West facing and enjoying delightful river views.



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#### **BEDROOM FOUR**

**3.23m (10'7") x 2.84m (9'4") plus door recess 1.35m (4'5") x 0.91m (3'0")**

Another dual aspect bedroom with sealed unit double glazed sash window and roller blind enjoying a pleasant outlook over the rear of the development, double radiator, double glazed casement door with roller blind with roller blind leading to **BALCONY** which enjoys fabulous views to the Penryn River, Trefusis Head, the harbour and docks, Carrick Roads, Pendennis Castle and the swimming pool, open wardrobe with hanging space, fitted carpet.

#### **FAMILY BATHROOM 2.92m (9'7") x 3.15m (10'4")**

Luxuriously appointed with a white suite comprising; panelled bath, contemporary chrome mixer tap and shower attachment, mixer shower with drench head and conventional hand shower, a folding glass screen and fully tiled surround, pedestal hand wash basin with contemporary chrome easy-on mixer tap, mirrored bathroom cabinet and pelmet spotlights over, chrome ladder style heated towel rail, fully tiled walls and flooring, low flush wc, deep recessed shelving, spotlights, extractor fan, shaver point.



#### **BALCONIES**

There are four separate balconies as we have mentioned earlier in our description and there are two at the front enjoying fabulous views out to the harbour and docks and beyond and two at the rear overlooking the communal gardens.

#### **OUTSIDE**

#### **GARAGE 5.44m (17'10") x 3.00m (9'10")**

With up and over door, lighting and power and pitched roof.

#### **PARKING SPACES**

This is approached via a secure gated driveway with parking for the residents of Bank House and Number 9 has spaces for up to five cars therefore providing ample parking for a motor home or boat by arrangement.

**COUNCIL TAX** Nil rated as a small business (holiday letting).

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

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

#### **CHARGES**

£1020.54 per quarter which includes ground rent of £50.00.

These charges cover all external, communal areas, gardening, rubbish collection, communal area heating, lighting and weekly clean, all window cleaning, contribution to the reserve sinking fund to cover items such as any repairs and planned external decoration, building insurance, ground rent, fire alarm servicing, maintenance of electric gates and door entry.

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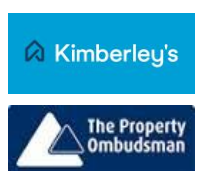
## **MONEY LAUNDERING**

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.

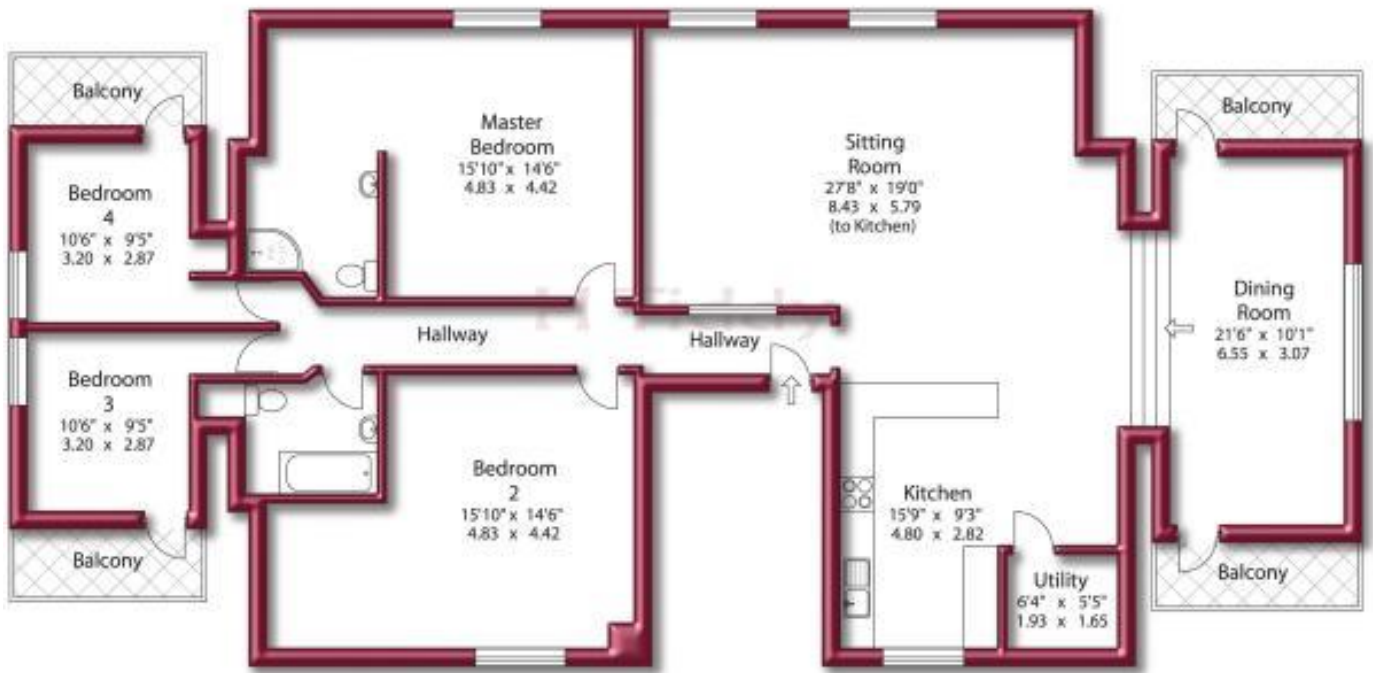
## **VIEW**



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Approx Gross Internal Floor Area = 2103 Sq. Feet  
(Excluding Balconies) = 194.95 Sq. Metres



For illustrative purposes only. Not to scale.



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