



## Mabe

Ground floor apartment  
Well presented, spacious accommodation  
Two double bedrooms  
Open plan kitchen/sitting/dining room  
Modern bathroom  
Patio area and direct access to communal gardens  
Allocated residents parking  
Close to village centre  
To be sold with 'no onward chain'  
Affordable home ownership scheme 67% of open market value



**Fixed Price £147,400**

**ENERGY EFFICIENCY RATING  
BAND C**

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

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

REF: SK6914



This spacious ground floor two bedroom apartment is situated in a secluded location, close to the village centre of Mabe Burnhouse. The apartment is being sold under Cornwall Council's affordable home ownership scheme and is subject to a section 106 agreement. This is not part ownership/rented and is simply offered at 67% of the full open market value.

The accommodation is generous, feels light and bright and in brief comprises two double bedrooms, open plan sitting/dining/kitchen area and bathroom. Being on the ground floor, the property enjoys direct access via French doors onto a patio giving further access onto the lawned communal gardens.

The property is located within walking distance of the local primary and junior school, Mabe Community Hall and is close to the centre of the village's well regarded convenience store with sub post office, The New Inn public house and Asda superstore is located nearby along with Penryn College and Falmouth University (Tremough Campus).

**As the vendors sole agents, we highly recommend an early appointment to view.**

#### **ACCOMMODATION COMPRISES**

##### **COMMUNAL ENTRANCE**

Secure entry phone system gives access via a double glazed door into the communal hall, individual post boxes, private wooden front door to the apartment.

##### **ENTRANCE HALL**

L-shaped with doors leading to all principal rooms, coat hook, electric consumer unit, built in airing cupboard housing electric hot water system and slatted shelving providing storage, hand set for entry phone system.

##### **KITCHEN/DINING/SITTING ROOM 6.15m (20'2") x 4.37m (14'4") Maximum measurements.**

A spacious open plan room with a light and bright feel, dual aspect with double glazed windows to the side and rear and further double glazed French door to the patio.

##### **KITCHEN/DINING AREA**

With double glazed window to rear overlooking communal grounds, modern fitted kitchen with a selection of base and wall mounted units, roll edge work surfaces to three sides extending to a breakfast bar, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, inset four ring electric hob with oven under and stainless steel extractor over, stainless steel splashback, space for refrigerator, space and plumbing for washing machine, wall mounted electric radiator, open plan to:

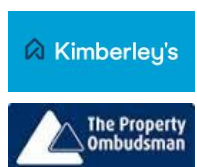


##### **SITTING ROOM AREA**

With double glazed window to side aspect and further double glazed French doors leading out on the patio, TV point, telephone point, electric 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.







**BEDROOM ONE 3.33m (10'11") x 3.28m (10'9")**

Double glazed window to side aspect, TV point, telephone point, electric radiator.



**BEDROOM TWO 3.28m (10'9") x 2.69m (8'10")**

Double glazed window to front aspect, TV point, electric radiator.



**BATHROOM**

Matching suite in white to comprise panelled enclosed bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level flush wc, part tiled walls, heated towel rail radiator, shaver socket, ceiling mounted extractor fan.



**OUTSIDE**

The property sits in generous communal grounds which surround the property, laid to paving immediately adjacent to the apartment is a private patio area with space and hardstanding for a shed, a lovely place to sit out and relax. From here direct access leads to the communal gardens which are predominantly laid to lawn with mature shrubs, plants and trees. The property also has the benefit of residents parking, a secure bicycle storage area and a bin store.

**TENURE**

Leasehold - a remainder of 125 years from 1st January 2008. Ground rent is £114.00 pcm and maintenance charge is £92.00 pcm.

**SERVICES**

Mains electricity, water and private drainage.

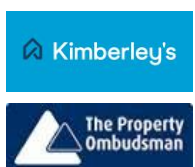
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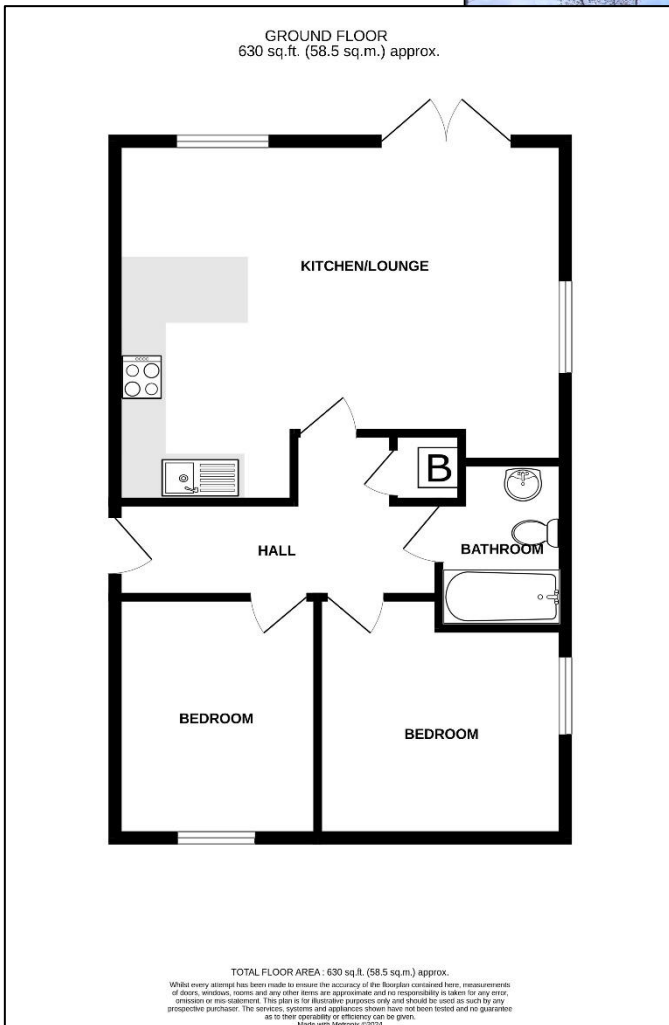
The purchaser of this property must have a local connection to the area and will need to apply to qualify to purchase via Cornwall Council. Please contact the office for further information.

**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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