



Falmouth

**A two bedroom maisonette
Set in a secluded 'in town' location
Recently re-decorated
Gas central heating (new boiler 2023), UPVC windows, cavity wall insulation
Lounge with town and distant river views
Fitted kitchen/dining room overlooking the rear
Two double bedrooms, newly fitted bathroom
Communal gardens and large paved drying area
Allocated parking space to the front
Being sold with the benefit of 'no onward chain'**

Guide £220,000

ENERGY PERFORMANCE RATING: BAND D

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

**01326 311400
www.kimberleys.co.uk**

REF: SK6931



We are pleased to offer as our clients sole agents, this purpose built two bedroom maisonette which is set in a **POPULAR AND SECLUDED LOCATION** just off Brook Place and within a few minutes easy walking distance of The Moor, local amenities and the gateway into Falmouth's bustling town centre and waterside districts.

The apartment currently has features including gas central heating by radiators, new Glo worm gas central heating boiler (installed in August 2023), UPVC double glazed windows to both front and rear, newly fitted carpets, town and distant river views from the front aspect and built-in wardrobe cupboards on the landing.

The maisonette is approached over a covered staircase which leads to the front door and on this entry level you will find a reception hall, a lounge to the front which overlooks the front gardens and parking area. A staircase leads to the second floor with a spacious landing and built-in wardrobe cupboards, two double bedrooms and a newly fitted bathroom/wc combined. Penvale Court is a very well run and cared for development, with communal planted gardens at the front, allocated parking for each apartment and at the rear, extensive paved gardens with seating and drying areas which enjoy plenty of sun throughout the afternoon. One of the benefits here is that the apartments are for the exclusive use of owner/occupiers only which makes this a peaceful and special place to live for all the residents.

As the crow flies Penvale Court is only 300 metres from Falmouth Moor with local facilities at Berkeley Vale and at the top of Killigrew Street. A gentle walk takes you into the town centre which offers a wide range of independent high street named shops, together with commercial facilities and an eclectic selection of shops, cafes, bars, public houses and multi-screened cinema. At the far end of the town there is the Events Square which is home to a variety of festivals and concerts throughout the year, The National Maritime Museum, Pendennis Castle and on the South side, Falmouth's famous level sea front with Gyllyngvase and Castle Beaches.

There are good transport links by road with a regular bus service leaving from The Moor and a branch line train service that runs from Falmouth Docks to the cathedral city of Truro, stopping at Penmere Station at the top of the town.

As our clients sole agents, we strongly recommend an immediate viewing to secure this apartment.

Why not call and make an appointment for a personal viewing today?



THE ACCOMMODATION COMPRISES:

A staircase gives access to the first floor level with a private door to Number 10 that can be found on the right hand side. Own front door leading to:

RECEPTION HALL

With under stairs storage cupboard, double radiator, further storage cupboard, access to principal rooms.

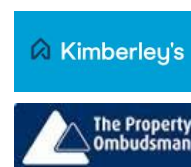


LOUNGE 4.88m (16'0") x 3.23m (10'7")

Enjoying delightful views over the communal gardens to the town centre and Penryn River in the distance through two UPVC double glazed windows, a focal point fireplace with white wood surround and marble effect hearth, coved cornicing, telephone point, double radiator, new fitted carpet.



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.



KITCHEN/DINING ROOM 3.78m (12'5") x 3.05m (10'0")

A lovely bright kitchen/dining room equipped with a range of matching wall and base units, brushed steel handles, roll top work surfaces and ceramic tiling over extending to three sides of the room, single drainer stainless steel sink unit with chrome easy-on mixer tap, plumbing for washing machine, electric cooker panel, wall mounted Glo worm 24c Combination gas boiler, coved cornicing, storage cupboard, two UPVC double glazed windows enjoying a delightful pleasant outlook over the rear, LED strip light, new vinyl flooring, space for breakfast table and chairs.



TURNING STAIRCASE FROM RECEPTION HALL TO LANDING Offering two large floor-to-ceiling wardrobe cupboards with sliding doors housing hanging space and slatted shelving, new fitted carpet.



BEDROOM ONE 3.81m (12'6") x 2.92m (9'7")

Measured into eaves, plus door recess 1.50m (4'11") x 0.94m (3'1")

A lovely bright bedroom which takes full advantage of the early morning sunshine and enjoys fabulous views through a broad UPVC double glazed window across the town, the Penryn River, Trefusis Head and coastline, double radiator, coved cornicing, new fitted carpet.



BEDROOM TWO 3.17m (10'5") x 3.05m (10'0")

Measured into eaves, plus recess 1.47m (4'10") x 0.61m (2'0")

With double fitted wardrobe cupboard, radiator, double glazed window overlooking the rear courtyard, new fitted carpet.



BATHROOM/WC 1.96m (6'5") x 1.75m (5'9")

With a newly fitted bathroom suite comprising of walk in shower cubicle with Redring Pure electric shower, pro click shower wall, pro click flooring, comfort height toilet, washbasin with mixer tap, heated towel rail, extractor fan, sensor light.



OUTSIDE

The development is approached through Brook Place into the privately owned car park where the maisonette enjoys its own numbered parking space off to the right. At the front of the development there are well tended landscaped gardens with planted borders, communal patio areas and at the rear, an extensive communal South facing garden which is paved for ease of maintenance and has rotary clothes lines in situ.



TENURE

Leasehold for the remainder of a 999 year lease.

SERVICE CHARGES

From 1st January 2024 £122 per calendar month.

AGENTS NOTE

This development operates as an owner/occupier residence only and is therefore not suitable for any form of rental purpose.

SERVICES

Mains water, electricity and gas.

COUNCIL TAX

 Band B

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.

FLOORPLAN



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