



## Falmouth

A purpose built ground floor apartment  
Central location close to The Moor  
Being sold with full vacant possession  
Considered ideal as a home or investment  
Gas central heating, double glazed windows and doors  
Fitted galley style kitchen with built-in appliances  
Double bedroom, well appointed shower room/wc  
Sitting room with patio doors to the outside  
Own courtyard garden, designated parking space  
Long lease and share of the Freehold



**Guide £175,000** Leasehold

**ENERGY EFFICIENCY RATING – BAND C**

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

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

REF: SK6939



We are delighted to offer as our clients sole agents, this well presented, one double bedroom apartment which is set on the ground floor of this small apartment block, conveniently located in the heart of the town at Brook Place which is within walking distance of The Moor and all amenities.

Taylor Court was built in 2008 and has just four apartments with each owner owning an equal share of the Freehold making this ideal as a permanent home or a lucrative addition to an investors property letting portfolio. We understand from our client that the previous tenant was paying £825 per calendar month to live there.

The apartment is being offered for sale with the benefit of 'no onward chain' allowing potential new owners the chance to conduct a swifter sale without any delay.

This home is decorated in neutral tones and has features including gas fired central heating by radiators, sealed unit double glazed windows and UPVC double glazed doors leading to the garden, a range of built-in appliances in the kitchen and fitted floor coverings (some of them new). The accommodation includes a communal reception hall, own front door into an entrance hall, double bedroom overlooking the front aspect, a well appointed shower room/wc and a galley style kitchen which is open plan to the sitting room which overlooks your own exclusive courtyard garden at the rear. The rear courtyard gets plenty of sunshine in the afternoon and has its own side access with gate leading to the numbered parking space at the front.

Brook Place is tucked away just off the one-way system and is a no-through road which leads to a variety of other properties and the beauty of living here means you can walk to local facilities just a few moments away and down into Falmouth's town centre.

### **THE ACCOMMODATION COMPRISES**

Across the front of the development there is a brick paved forecourt parking area and a covered main entrance with exterior courtesy lighting and security telephone entry system which takes you into:

#### **ENTRANCE VESTIBULE**

With fitted carpet, panelled fire door to:

#### **INNER HALLWAY**

On the right hand side your own panelled fire door leads into:

#### **RECEPTION HALL**

Having a fitted carpet, radiator, cloaks cupboard housing hanging space and shelving, inset ceiling spotlights, electric consumer box.



#### **DOUBLE BEDROOM 3.40m (11'2") x 2.51m (8'3")**

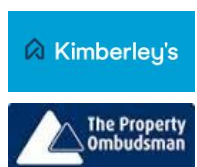
A bright dual aspect room with sealed unit double glazed windows overlooking the front and side aspect, roller blind, fitted carpet, radiator, three double power points, TV aerial point, coved cornicing, inset ceiling spotlights, panelled door.



#### **SHOWER ROOM**

Well appointed with a white suite comprising; large fully tiled shower cubicle and chrome mixer shower, wall mounted wash hand basin and chrome easy-on hot and cold taps, ladder style heated towel rail, fitted mirrored bathroom cabinet and shaver point alongside, extractor fan, low flush wc, vinyl flooring, fully tiled walls, coved cornicing, inset ceiling spotlights.

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.







### **SITTING ROOM 3.38m (11'1") x 2.74m (9'0")**

A lovely bright reception room which has large double glazed patio doors opening outwards bringing plenty of natural light into the room, new fitted carpet, radiator, TV aerial point, coved cornicing, inset ceiling spotlights.



### **KITCHEN 3.38m (11'1") x 1.93m (6'4")**

A galley style kitchen equipped with a range of beech effect wall and base units, brushed steel handles and granite effect roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit with contemporary chrome easy-on mixer tap, concealed washing machine, Schott electric hob, Neff cooker hood and single fan assisted oven under, vinyl flooring, coved cornicing, inset ceiling spotlights, wall mounted Baxi gas central heating boiler (combi), open plan to:

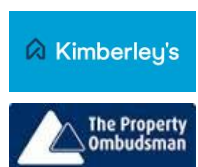


### **OUTSIDE**

At the rear of the property there is a courtyard area exclusive to this apartment and this has a paved patio area and raised garden areas with painted retaining walls, outside courtesy light and a large composite double shed which is included in the sale. It is worth mentioning that there is a ramp and handrail leading from the sitting room to the garden and to the right hand side of the building there is a gravelled pathway leading to a gate which in turn takes you to:



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**DESIGNATED PARKING SPACE** For one vehicle.

**SERVICES**

Mains drainage, water, electricity and gas, gas fired central heating.

**COUNCIL TAX** Band A.

**TENURE**

Leasehold - 999 years from 2008 (983 years remaining). Each owner has an equal share of the Freehold.

**MAINTENANCE**

£75 per calendar month which includes building insurance and maintenance. We understand that pets may be considered subject to the management companies permission. Holiday letting is also permitted together with Assured Shorthold Tenancies for a minimum of 6 months.

**VIEWING** Strictly by appointment.

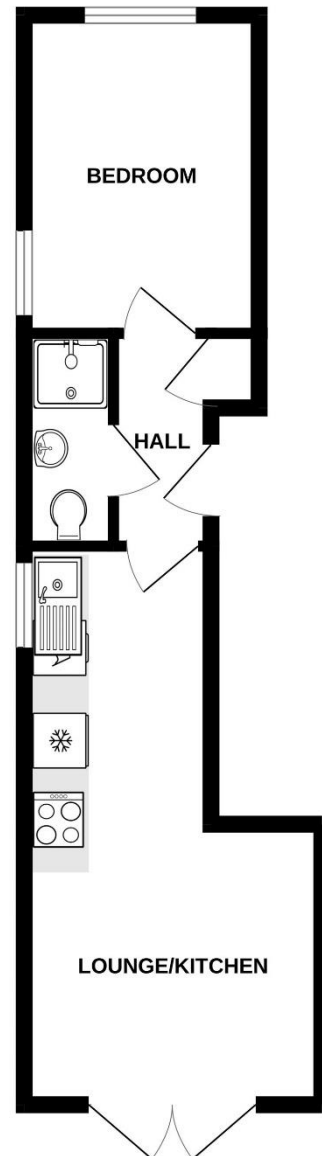
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Falmouth  
TR11 3PN

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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.

GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 310 sq.ft. (28.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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