



Falmouth

A ground floor apartment
To be sold with 'no onward chain'
In need of modernisation
One double bedroom with fitted wardrobes
Superb location moments from The Moor & the town
Allocated parking space
Double glazing
Benefitting from an extended lease (in application)
Viewing highly recommended



Guide £165,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND F**

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

01326 311400
www.kimberleys.co.uk

REF: SK6956



A great opportunity to purchase this ground floor apartment situated on the corner of Brook Street just moments from The Moor and a short walk to Falmouth's high street and town centre.

This well proportioned apartment is in need of modernisation and so gives buyers the chance to put their own mark on the property and personalise to their own taste.

The accommodation in brief comprises; a double bedroom with built-in wardrobes, sitting/dining room, kitchen and bathroom/wet room. Outside, at the rear of the block, the property has its own designated parking space, a real benefit for its location near the centre.

The development is just moments away from a convenience store on the opposite corner and an easy walk down Berkeley Vale onto The Moor and from here, a gentle walk takes you into Falmouth's town centre which offers a wide range of independent high street shops and an eclectic mix of cafes, bars, public houses and a multi screen cinema. At the end of town is Events Square which is home to the National Maritime Museum. Pendennis Castle, Falmouth's famous level sea front, Castle and Gyllyngvase Beaches are all easily accessible. There are great transport links by road with a regular bus service leaving from The Moor and a branch line railway station that runs from Falmouth Docks to the cathedral city of Truro, stopping at Penmere Station at the top of the town.

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

THE ACCOMMODATION COMPRISES Gentle steps lead up to a communal entrance with secure entry phone system giving access to the communal hallways. Private wooden front door leads to:

ENTRANCE HALL

Built-in cupboard housing hot water cylinder, shelving and electric consumer unit, telephone hand set for entry phone system, built-in cloaks cupboard with coat hooks and shelving, doors to all rooms.

KITCHEN 1.93m (6'4") x 1.90m (6'3")

Double glazed window to the front. The fitted kitchen has a selection of matching base and wall mounted units, open shelving and hanging rails, space and electricity for cooker, space for refrigerator, space and plumbing for washing machine, roll edge work surfaces to two sides with tiled splash back, inset single drainer stainless steel sink unit with mixer tap, serving hatch to sitting/dining room.



SITTING/DINING ROOM 3.56m (11'8") x 3.12m (10'3")

Double glazed box bay window to the front, wall mounted electric fire, TV aerial point, telephone point.



BEDROOM ONE 3.56m (11'8") x 2.59m (8'6") including wardrobes.

Double glazed window to the rear, built-in double fitted wardrobe providing hanging and shelved storage, TV aerial point, telephone point.

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.

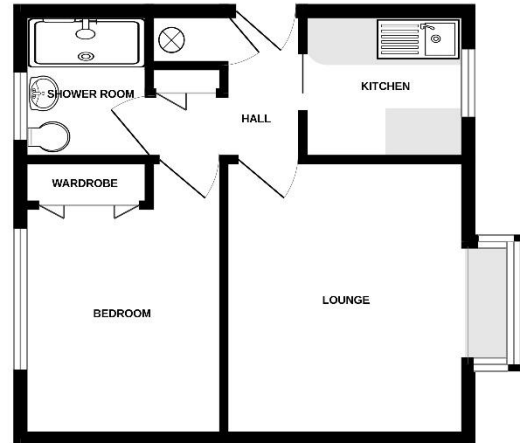




MONEY LAUNDERING

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
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 347 sq.ft. (32.2 sq.m.) approx.

 All the above information has been made available in the knowledge of this Property and is based on information provided by the vendor. The vendor is not responsible for any errors or omissions. The information is provided for general information only and does 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/WET ROOM 1.88m (6'2") x 1.63m (5'4")

Opaque double glazed window to the rear. The suite to comprise low-level flush wc, wash hand basin and fully tiled shower area with wall mounted electric shower, seat and handrails with a sliding screen, fully tiled walls, wall mounted extractor, wall mounted electric heater.



OUTSIDE

BIN STORE

A communal bin store at the rear of the building.

PARKING

Number 8 has an allocated parking space also found at the rear of the building.

SERVICE CHARGE Approximately £720 per annum.

COUNCIL TAX Band A.

SERVICES Electricity, mains water and drainage.

TENURE

The property will have a new 999 year lease which is currently being finalised by the management company's solicitor.

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