



Falmouth

A spacious 2nd floor apartment
Convenient and popular 'in town' location
ideal as a permanent home or investment
Delightful views to the Carrick Roads
Thermostatically controlled independent electric heating
Large multi-paned sash windows to the front
Generous central sitting room
Fitted kitchen/dining room
Three double bedrooms, bathroom and wc combined
Tenants in situ until June 2024



Guide £275,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND E**

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

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www.kimberleys.co.uk

REF: SK6954



We are delighted to offer as our client's sole agents, this well presented and spacious three double bedroom second floor apartment, set in a glorious 'in town' location with all the front facing rooms enjoying superb views across to Falmouth's busy harbour, The Carrick Roads and Roseland Peninsula in the distance.

The apartment sits amidst this substantial large building which has been refurbished over the years and has been well maintained by our clients since purchasing the property some 14 years ago.

The apartment is currently let to students until the end of this academic year in June 2024.

For those lucky enough to have had the chance to live in this delightful maritime town, there is plenty to keep you amused and entertained with the town centre offering a good selection of independent shops and high street retailers, a wide range of bars, restaurants, cafes, entertainment venues, The Maritime Museum, a branch line railway station connecting Falmouth to the cathedral city of Truro and of course, the famous sea front and beaches looking across the bay to the horizon.

Some of the many features include; thermostatically controlled independent electric heating, large multi-paned sash windows with harbour views to the front, a secure entry phone system, panelled internal doors and hard wearing floor coverings.

The apartment is approached from Arwenack Street into a large communal entrance hall (by key or entry phone) and a turning staircase that takes you all the way to the front door on the top floor, making this a fully self-contained flat. The well proportioned accommodation includes a central sitting room with access to all principal rooms, three double bedrooms, a fitted kitchen/dining room and a full bathroom/wc combined in white.

The apartment is considered ideal as a home or investment and therefore, thoroughly recommend an immediate personal viewing to appreciate this delightful apartment.

THE ACCOMMODATION COMPRISES:

A communal front door with entry via a key or entry phone to a spacious communal entrance hall.

COMMUNAL ENTRANCE HALL

Fully carpeted with a staircase rising to the upper floors.

OWN FRONT DOOR LEADING TO:

ENTRANCE VESTIBULE

With coat hooks and door leading into:

SITTING ROOM 4.80m (15'9") x 3.58m (11'9")

Featuring hard wearing wood finish vinyl flooring, window looking through the stairwell to the outside, an independent thermostatically controlled radiator, TV aerial point, deep under stairs storage cupboard, inset ceiling spotlights, four-panelled solid pine doors to all principal rooms.



KITCHEN/DINING ROOM 3.23m (10'7") x 3.17m (10'5")

Equipped with a range of matching wall and base units in light wood effect, brushed steel handles, wrap around slate effect work surfaces and ceramic tiling over, single drainer stainless steel sink unit which has a cutlery drainer and contemporary easy-on chrome mixer tap, space for electric cooker, plumbing for washing machine, wooden shelving, electric radiator, extractor fan, space for dining table and chairs, large multi-paned sash window overlooking the rear aspect, floor-to-ceiling storage cupboard, space for tallboy refrigerator/freezer, continued hard wearing wood finish vinyl flooring.

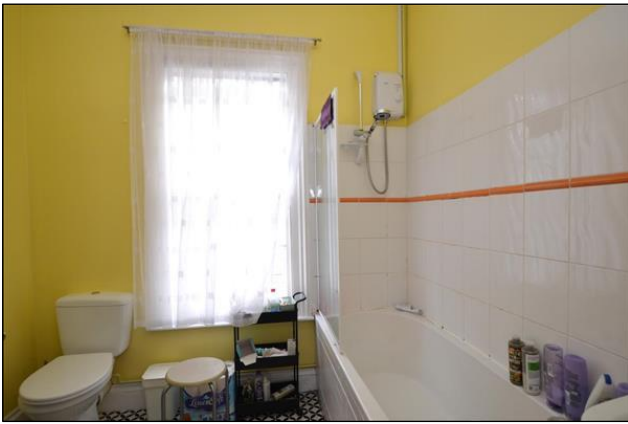
Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors 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.





BATHROOM 2.44m (8'0") x 2.16m (7'1")

Having a white suite comprising; panelled bath, independent thermostatically controlled electric shower, 3/4 tiling over and glass shower screen, low flush wc, vinyl flooring, pedestal wash basin, electric ladder style heated towel rail, multi-paned sash window overlooking the rear aspect, four-panelled internal door.



BEDROOM ONE 4.62m (15'2") x 3.66m (12'0")

With large multi-paned sash window enjoying superb views across the harbour docks to the Carrick Roads and Roseland Peninsula in the distance, continued hard wearing wood finish flooring, central ceiling light, independent thermostatically controlled electric radiator, four-panelled internal door.



BEDROOM TWO 4.60m (15'1") x 4.11m (13'6")

With large multi-paned sash window, thermostatically controlled independent electric radiator, continued hard wearing wood finish vinyl flooring, central ceiling light, four-panelled internal door.



BEDROOM THREE 3.73m (12'3") x 3.40m (11'2")

Having a large multi-paned sash window overlooking the rear aspect, continued hard wearing wood finish vinyl flooring, thermostatically controlled independent electric radiator, central ceiling light, four-panelled internal door.

COUNCIL TAX Band A.

TENURE

Leasehold for the remainder of a 999 year lease dated April 2001.

Under the terms of the lease, the share of any potential costs is split with 30% of the shop below, 30% for Apartment 1, 30% for Apartment 2 and 10% for the studio.

The share of the annual building insurance premium is due in January for each apartment and is currently £596.00. The ground rent is £20.00 per annum. There are no other costs.

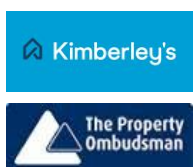
The apartment is currently let to students who will be vacating the property at the end of June 2024.

SERVICES Mains drainage, electricity and water.

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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VIEW FROM THE APARTMENT



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