



Falmouth

A first floor apartment with private access
Spectacular views to Flushing, Carrick Roads and to the docks
Two double bedrooms
Convenient location close to Falmouth town centre
Well presented accommodation throughout
Spacious sitting/dining room with woodburning stove
Modern fitted kitchen
Good sized bathroom in white
UPVC double glazed windows
Access to own detached rear garden (in need of cultivation)



Guide £270,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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REF: SK6959



A fantastic opportunity to acquire this first floor apartment that is set in an enviable location just off the town centre and high street and commanding the most spectacular harbour views towards Flushing, Carrick Roads, The Roseland Peninsula and down to Falmouth Docks.

The property has been well looked after by the current owners and is very well presented throughout. Light and spacious, the accommodation in brief comprises: an entrance porch leading up to a hallway and stairs leading up to the first floor, sitting/dining room with one of the most incredible views of the waterfront Falmouth has to offer and a woodburning stove, two double bedrooms with one at the front with the fantastic views, a fitted kitchen and spacious bathroom. Outside the property and accessed via a pathway, a shared metal gate leads to a detached garden which although in need of cultivation, could offer a peaceful retreat.

The property is ideally situated on Basset Street just above Falmouth's vibrant High Street and a short walk gives access to the historic harbourside town with a diverse range of local amenities, independent shops and retailers and the myriad of cafes, bars, restaurants and galleries. The multi-screen Phoenix Cinema, Maritime Museum and Events Square are all close by. Excellent nursery, junior and secondary schooling are close by along with many sports clubs and facilities at the Dracaena Centre. Local bus routes run nearby from The Moor and rail links at Falmouth and Penmere link to the neighbouring town of Penryn and on to Truro with mainline access to London Paddington.

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

THE ACCOMMODATION COMPRISES:

Approached from the front, a metal gate leads through to a shared pathway providing access to:

ENTRANCE PORCH 1.80m (5'11") x 1.24m (4'1")

Part double glazed door provides access. Dual aspect with double glazed windows to the front and side with harbour views over the water to Flushing, coat and shoe storage area, obscure glazed door leading to hallway and mezzanine half landing.

HALLWAY AND MEZZANINE HALF LANDING

Stairs from entrance porch, deep storage cupboard with meter boxes which is a great storage space, double glazed window to the side, turning staircase leading up to hallway.

HALLWAY

Doors leading to all rooms, double glazed window above stairwell, modern Rointe electric heater, positive air flow system vent.

SITTING/DINING ROOM 4.60m (15'1") x 3.66m (12'0") maximum.

Double glazed window to the front aspect with fabulous views to Falmouth Harbour and the Carrick Roads, across to Flushing, Falmouth Docks and on to the Roseland Peninsula. Feature inset woodburning stove set on a slate hearth, storage cupboard, TV aerial point, telephone point, wood laminate flooring.



KITCHEN 3.58m (11'9") x 3.20m (10'6")

Double glazed window to the rear. A modern fitted kitchen with a selection of matching base and wall mounted units, wooden work surfaces to two sides with upstand and inset single drainer stainless steel sink unit, space and plumbing for washing machine, space for cooker and refrigerator/freezer, built-in larder cupboard with window to rear, further built-in cupboards housing immersion hot water cylinder and further storage.





BEDROOM ONE 4.22m (13'10") x 3.45m (11'4")

Double glazed window to the front with the same panoramic, spectacular views over Falmouth Harbour, Carrick Roads and the Roseland Peninsula, Rointe electric heater.



BEDROOM TWO 3.66m (12'0") x 2.77m (9'1")

Double glazed window to the rear aspect looking over the rear gardens, Rointe electric heater.



BATHROOM 2.44m (8'0") x 1.83m (6'0")

Opaque double glazed window to the rear aspect. A matching suite in white to comprise; panelled enclosed bath with shower screen and wall mounted electric shower over, pedestal wash hand basin and low-level flush wc with hand held bidet shower, part tiled walls.



OUTSIDE

A shared pathway runs alongside the property to the rear where steps lead up to a further pathway and a shared gated access that leads on to the detached garden. In need of cultivation, this garden offers the potential to create your own little haven with distant views of Falmouth Harbour.



PARKING

Unrestricted on street parking available outside and in the neighbouring roads.

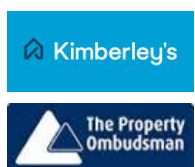
TENURE

Leasehold for the remainder of a 125 year lease commencing 1989, 90 years remaining.

COUNCIL TAX Band A.

GROUND RENT £10 per year.

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.



MAINTENANCE COSTS

Shared between the flats as required.

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.

SPECTACULAR VIEWS FROM THE SITTING/DINING ROOM AND BEDROOM ONE



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