



Falmouth

A first floor one bedroom apartment
Grade II listed
Town centre location
Lounge/kitchen
Bathroom/wc combined
Enclosed rear garden
Electric heating
Being sold with 'no onward chain'
Ideal home or investment
Viewing recommended!

Guide £165,000 Leasehold

EXEMPT FROM EPC

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

01326 311400
www.kimberleys.co.uk

REF: SK6991



An ideal opportunity to purchase this one bedroom first floor apartment that is located close to Falmouth Moor and just a few minutes' walk to the town centre.

Ideal as a home or investment, the property comprises of an open plan living room and kitchen, a good sized double bedroom and a bathroom/wc combined. Outside the property, to the rear, there is an enclosed rear garden.

The property is ideally located for Falmouth's eclectic, bustling town centre with its myriad of independent and high street shops, cafes and restaurants. Falmouth is a hive of activity throughout the year with its many events and festivals including The Sea Shanty Festival in June, Falmouth Week with its sailing and shoreside entertainments in August and The Oyster Festival at the end of October. Other entertainment venues include the multi-screen cinema situated just across the road, The Poly Arts Theatre and Falmouth Maritime Museum at Events Square.

As our vendors sole agent, we highly recommend an early appointment to view.

THE ACCOMMODATION COMPRISES:

Accessed via a pink painted panelled door (to the right of Espresso Artisan Coffee Shop), a staircase rises to the first floor and directly into:

OPEN PLAN LIVING ROOM/KITCHEN 5.23m (17'2") x 4.90m (16'1") including kitchen and stairwell, plus recess to kitchen.

A light and bright reception room with two wooden sash windows overlooking the front to Killigrew Street, recess and shelving for TV and book shelving, access to loft space, two pendant lights, radiator, fitted carpet.



KITCHEN AREA 2.64m (8'8") x 1.80m (5'11")

Fitted with a range of wall and base units with cupboards and drawers, roll top work surfaces with tiled splash back over, integrated stainless steel single drainer sink unit with chrome mixer tap, space for under counter refrigerator, space for electric cooker, stainless steel spotlights, full height larder cupboard, vinyl flooring.



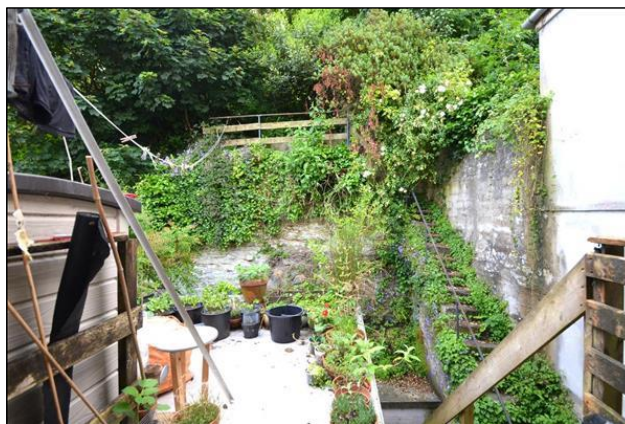
OPAQUE MULTI-PANED GLASS DOOR GIVING ACCESS TO:

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.



BEDROOM 2.77m (9'1") x 1.52m (5'0")

Neutrally decorated and having a ceiling pendant light and carpet, window overlooking the rear elevation.



TENURE

Leasehold for the remainder of a 99 year lease dated 28th May 1992 (67 years remaining).

GROUND RENT AND MAINTENANCE CHARGES

To be confirmed.

COUNCIL TAX Band A.

SERVICES Mains water and electric.

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.

BATHROOM

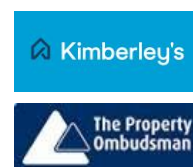
Opaque window overlooking the rear. Fitted with a coloured suite comprising; handled and panelled bath with Mira shower over and tiled surround, pedestal wash hand basin with separate hot and cold chrome taps, tiled splash back and wall mirror over, low-level flush wc, chequer vinyl flooring, central ceiling light.



ENCLOSED GARDEN

Accessed via steps leading to a grassed and patio area.

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