



Falmouth

- A two bedroom first floor apartment
- Convenient residential location
- Ideal as a home or investment opportunity
- Lounge and fitted kitchen
- Shower room/wc combined
- UPVC double glazing
- Enclosed rear courtyard gardens
- Unrestricted on street parking
- Being sold with the benefit of 'no onward chain'
- Viewing highly recommended



Guide £220,000 Leasehold

AWAITING EPC

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

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www.kimberleys.co.uk

REF: SK7044



An ideal opportunity to purchase this two bedroom, first floor apartment that commands far reaching views across the town to Flushing.

The property is considered as an ideal home or investment opportunity and is perfectly situated for Falmouth's bustling town centre and the famous sea front including Castle and Gyllyngvase Beaches. Having previously been solely occupied by the current vendor for many years, the property is now being sold with the benefit of 'no onward chain'.

The property that benefits from UPVC double glazed windows and many character features has accommodation in brief comprising; lounge, fitted kitchen, two bedrooms and a shower room/wc combined. Outside the property there is a courtyard garden accessed from the rear and unrestricted on street parking.

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

THE ACCOMMODATION COMPRISES:

Accessed from the pavement a concrete path and two granite steps leads to the front door. Wooden panelled front door with glazed panel over to:

HALL

With carpeted staircase to the mezzanine level, that has an electric heater, wooden doors leading to:

SHOWER ROOM 3.20m (10'6") x 1.45m (4'9")

UPVC opaque glazed window to the side elevation with curtain rail, inset ceiling spotlights, vinyl flooring. Fitted with a white suite comprising shell effect edged pedestal wash hand basin with separate chrome hot and cold taps with a tiled splashback and circular bathroom mirror over, matching low-level flush wc, newly fitted walk-in shower cubicle with electric Mira shower and glass screen, cupboard housing the hot water cylinder.

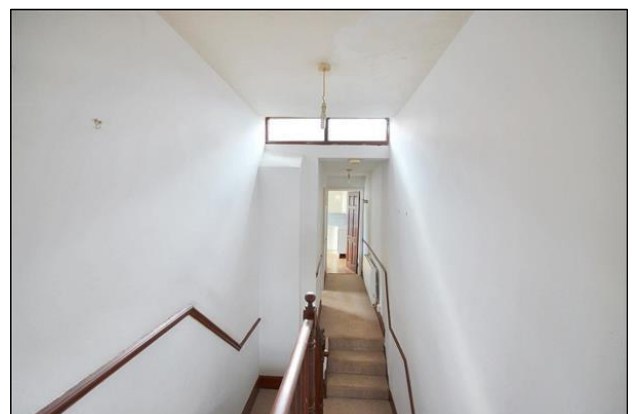


KITCHEN 2.49m (8'2") x 3.00m (9'10")

UPVC double glazed window and UPVC glazed door alongside overlooking the side of the property and leading to the garden accessed via steps, bank of central spotlights, wood effect vinyl flooring. Fitted with a range of wall and base units in high gloss cream with speckled work surfaces over and tiled splashbacks, inset single drainer stainless steel sink unit with chrome mixer tap, inset Zanussi single oven and electric hob above.



FROM MEZZANINE LEVEL, CARPETED STEPS LEAD TO THE LANDING WITH LIGHT PANELS ABOVE 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.



LANDING

A spacious landing with space for a storage cupboard if required.



LOUNGE 3.30m (10'10") x 3.48m (11'5") Currently used as a bedroom.

UPVC double glazed window overlooking the front, inset electric fire with wooden surround and mantle, stainless steel light fitting with spotlights, picture rail, wood effect laminate flooring.



BEDROOM ONE 3.20m (10'6") x 3.53m (11'7")

UPVC double glazed window into recess, a cast iron fireplace with wooden surround and mantle, ceiling pendant light, fitted carpet.



BEDROOM TWO 1.45m (4'9") x 2.44m (8'0") Could be used as a home office/study.

UPVC double glazed window into recess and overlooking the front, ceiling pendant light, dado rail, carpet, access to small attic space.



TENURE

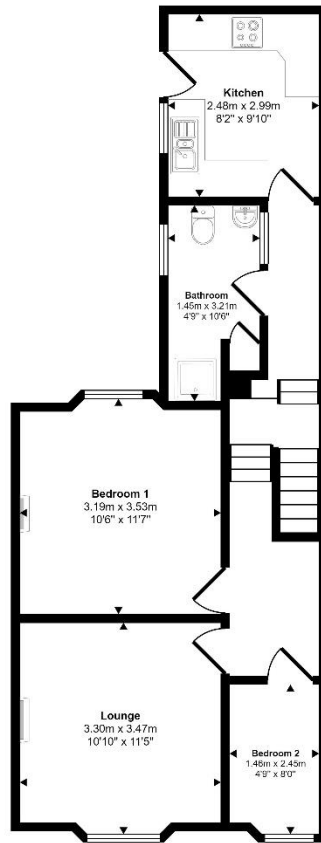
Leasehold - Lease for the remainder of a 999 year lease dated 18th May 1990.

Number 22 holds the Freehold Title.

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.

Approx Gross Internal Area
50 sq m / 539 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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