



Falmouth

A recently converted duplex apartment
Finished to a modern high specification throughout
Part of a development of only two flats
Spacious accommodation over two floors
Two double bedrooms, both with en-suite shower rooms, cloakroom
Ideal as a home or investment
Double glazing and gas central heating
Extremely popular and convenient location
Walking distance of the town centre, sea front & Kimberley Park
Viewing highly recommended



Guide £235,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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

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www.kimberleys.co.uk

REF: SK7051



A stunning brand new duplex apartment which is one of only two in this sympathetic conversion which has been finished to a high specification throughout and yet retains original features including bay windows and 9' high ceilings.

The apartment is situated within walking distance of Falmouth's bustling town centre, waterside district and Kimberley Park. The accommodation is set over two floors, is light and bright throughout and in brief comprises; two double bedrooms (one with an en-suite shower room and one with an en-suite bathroom) with the top floor bedroom offering far reaching roof top views over Falmouth to the countryside in the distance and glimpses of the water, a generous sitting/dining room, modern and contemporary fitted kitchen and cloakroom. The property also benefits from allocated off road parking for one car.

Falmouth is a vibrant and bustling town and offers a comprehensive range of independent and high street shops together with a myriad of cafes, bars, public houses and restaurants. Falmouth Harbour is the third largest natural harbour in the world and the level sea front walk gives access to Pendennis Castle and Gyllyngvase Beaches. The local train station links to the cathedral city of Truro and from here onto mainline Paddington.

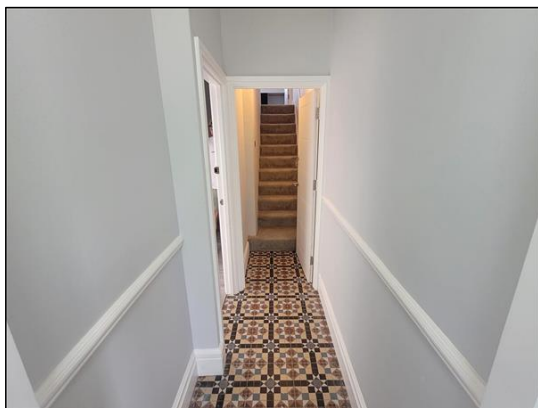
As the vendors sole agents, we highly recommend an early appointment to view.

THE ACCOMMODATION COMPRISES:

Glazed composite front door with secure entry phone system leads to communal hallway entrance with original feature tiled floor and private wooden front door leading to apartment 2.

ENTRANCE HALL

The front door leads to steps taking you to the first floor landing/entrance hall which is split-level with a feature multi-pane window to the rear aspect. Doors leading to bedroom one, sitting/dining room and kitchen, return staircase leading to the top floor and bedroom two, under stairs storage cupboard.



KITCHEN 4.11m (13'6") x 2.77m (9'1") maximum measurement including cloakroom.

Double glazed sash window to the rear aspect, contemporary modern fitted kitchen comprising a selection of matching base and wall mounted units in dark blue, contemporary work surfaces to two sides with upstands, inset single drainer stainless steel sink unit with mixer tap, inset four-ring electric hob with oven under and stainless steel extractor over, space for refrigerator/freezer, space and plumbing for washing machine, hatch providing access to the roof void, inset lighting, electric consumer unit, laminate flooring, door leading to cloakroom, hard wearing wood finish flooring.



CLOAKROOM

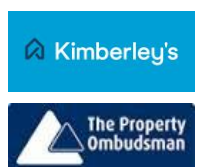
A modern suite in white to comprise low-level flush wc and wash hand basin with mixer tap and cupboard under, a built-in cupboard housing a combination boiler serving domestic heating and hot water, ceiling mounted extractor, continued hard wearing wood finish flooring.

SITTING/DINING ROOM 5.03m (16'6") x 3.51m (11'6") maximum measurements into alcoves.

Two double glazed windows to the front aspect, TV aerial point, telephone point, radiator, continued hard wearing wood finish 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.



BEDROOM ONE 3.38m (11'1") x 3.07m (10'1") maximum measurements including en-suite.

Double glazed window to the rear aspect, TV aerial point, double radiator, door to en-suite, fitted carpet.



EN-SUITE SHOWER ROOM

A modern suite in white to comprise; corner shower with integrated corner mixer shower cubicle with integrated shower and aqua boarded walls, pedestal wash hand basin, low-level flush wc, wall mounted back-lit mirror with shaver socket, towel rail radiator, tiled floor, ceiling mounted extractor.



TOP FLOOR LANDING

Turning staircase from first floor landing/entrance hall, door leading to bedroom two.



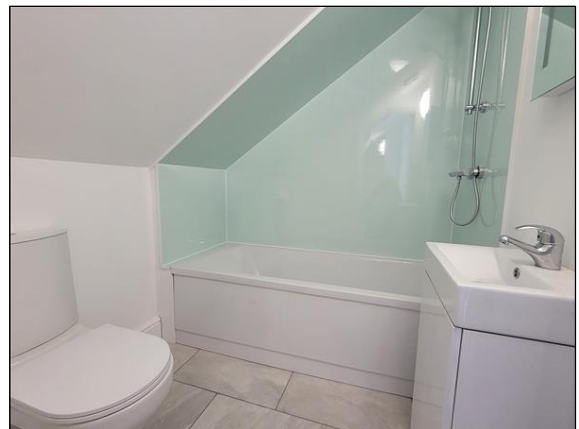
BEDROOM TWO 3.58m (11'9") x 4.42m (14'6") including en-suite shower room

With sloping ceiling and restricted headroom. A striking and quirky room with sloping ceilings, double glazed Velux window to the rear aspect with far reaching rooftop views over Falmouth to the countryside in the distance and glimpses of the water, useful alcove storage, radiator, TV aerial point, dressing area, door leading to en-suite, fitted carpet.



EN-SUITE BATHROOM 1.90m (6'3") x 1.78m (5'10")

With sloping ceiling and fitted with a modern fitted suite in white to comprise; panelled enclosed bath with mixer tap and integrated shower over and aqua boarding surround, wash hand basin with mixer tap and cupboard under, low-level flush wc, towel rail radiator, ceiling mounted extractor, wall mounted back-lit mirror with shaver socket, tiled floor.



OUTSIDE

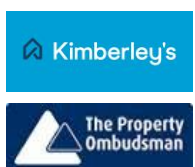
To the rear there is an area laid to shingle with raised flowerbeds and providing off road parking for one car.

SERVICES All mains services are connected.

TENURE

Share of the freehold with a peppercorn ground rent and 50/50 split between the two units.

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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.

Viewing strictly by appointment
Kimberley's Independent Estate Agents
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Website: Kimberleys.co.uk



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