



Penryn

A self-contained first floor apartment
Ideal as a starter home or investment
Double glazed windows and doors
Independent electric heating
Open plan kitchen/living room
Double bedroom with pleasant views
Luxurious shower room
Walking distance to Tremough Campus
Blocked paved parking areas
Viewing highly recommended



Guide £135,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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

01326 311400
www.kimberleys.co.uk

REF: SK7049



A great opportunity to own this modern, purpose built apartment which is set in a popular development at Tresooth Lane which enjoys pleasant views across to light woodland and within walking distance of the town centre, branch line railway station and Falmouth University (Tremough Campus).

The apartment is perfect as a starter home, a bolt hole or an addition to an investor's property portfolio. The property is well presented and has features including independent electric heating, double glazed windows and doors overlooking the front aspect and light woodland, a fitted kitchen with built-in appliances and a combination of hardwearing floor coverings.

The apartment is approached through a communal entrance hall with an entry phone system and across the landing through your own front door to a reception hall which has doors leading to the shower room/wc and the open plan lounge/dining room and kitchen area, and from here a pleasant Juliette balcony and a door leading to the double bedroom. Outside the apartment there are managed grounds with block paved parking areas and recycling area.

THE ACCOMMODATION COMPRISES:

Double glazed front door with a speaker entry phone system and stairs leading to the first floor.

HALLWAY

A door from the communal hallway leads to your own front door with access to:

ENTRANCE HALL 2.24m (7'4") x 1.24m (4'1")

With wall mounted consumer box, fitted carpet, door to bathroom (Jack and Jill arrangement), second door leading to an open plan kitchen/living room.

KITCHEN/LIVING ROOM") narrowing to 3.10m (10'2") 6.25m (20'6") x 3.99m (13'1")



LIVING ROOM AREA

A delightful open plan room which at the living room end has double glazed French doors and Juliette balcony overlooking the front aspect towards light woodland and the car park, wall mounted entry phone, independent electric wall heater, fitted carpet, open plan to:



KITCHEN AREA

Equipped with a range of matching wall and base units in beech effect, roll top work surfaces and splash backs over, single drainer stainless steel sink unit with chrome mixer tap, electric ceramic hob with stainless steel splash back and cooker hood over, single fan assisted oven under, concealed refrigerator and freezer, vinyl flooring to the kitchen area, extractor fan.



DOUBLE BEDROOM 4.09m (13'5") x 2.59m (8'6") being a maximum measurement of an irregular shape.

A lovely bright double bedroom with double glazed windows enjoying a pleasant outlook over the front aspect towards light woodland, independent electric wall heater, central ceiling light, fitted carpet, door to:



SHOWER ROOM 2.74m (9'0") x 1.78m (5'10")

Well appointed with a white suite comprising wrap around multi-jet shower cubicle with seating, high gloss white vanity unit with raised circular china hand wash basin and contemporary chrome mixer tap, large fitted mirror and over pelmet lighting all set on a solid beech block surface, incorporated low flush wc and storage alongside, vinyl tiled flooring, extractor fan, electric heated towel rail, door to airing cupboard with Pulsar Coil electric water heater.



OUTSIDE

PARKING

At the front of the building there is a brick paviour driveway and parking area for residents.

SERVICES Mains drainage, water and electricity.

COUNCIL TAX Band A.

TENURE

Leasehold for the remainder of a 125 year lease from 1st January 2008. (109 years remaining)

GROUND RENT £400 per annum, paid quarterly.

MAINTENANCE CHARGE £1,747.22 (2024)

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.

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.





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