



Falmouth

A spacious older style maisonette
Set in an elevated location on Stratton Terrace
Superb water views across to Flushing
Part of a conversion from a period home
Retained character features in abundance
UPVC double glazed windows, independent electric heating
Dual aspect lounge, fitted kitchen/dining room
Two double bedrooms, shower room/wc
Well managed and tended communal gardens
A pleasant easy walk into the town centre



Guide £280,000 Leasehold

ENERGY EFFICIENCY RATING BAND G

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

01326 311400
www.kimberleys.co.uk

REF: SK7079



A great opportunity to own this unusual two-storey, two bedroom maisonette that is set in a fabulous, elevated location on Stratton Terrace, enjoying splendid views across the Penryn River to Flushing and the surrounding countryside, giving you the chance to walk along the waterside, past the Greenbank Hotel and The Royal Cornwall Yacht Club into the upper high street and Falmouth.

The apartment forms part of a conversion from a larger period home with 8 dwellings in this development which is well maintained and set in managed, well stocked gardens to the front of the building. In our opinion the property is considered ideal as a permanent of second home or maybe a useful addition to an investors property portfolio using the property as a holiday let or a longer term shorthold tenancy. The apartment has retained many character features including the original pillared entrance way and front door, ornate internal doors with matching architraves and high skirting boards on the ground floor level.

Features include independent electric heating, UPVC double glazed windows and fitted carpets and floor coverings throughout the property.

The spacious accommodation includes; an impressive large reception hall with staircase leading to the lower ground floor, a dual aspect sitting room enjoying superb water and country views, fitted kitchen/dining room with some appliances included and a shower room on the ground floor. A staircase from the reception hall leads down to the lower ground floor hall and access to a pair of double bedrooms.

Outside the property the communal well tended gardens sit to the front of the property with extensive lawns enclosed by hedging and flowerbeds. A picnic bench and table sit in the middle of the garden making this the perfect spot to enjoy alfresco dining or simply look at the stunning views across the river to the harbour. There is a pathway either side of the garden which leads down to Stratton Terrace.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this delightful property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

A pathway leads from Stratton Terrace to the right hand side of the building and there you will see an original pillared Georgian portico and granite steps leading to a large six-panelled front door with ornate panelling on either side.

RECEPTION HALL 4.17m (13'8") x 2.29m (7'6")

An impressive introduction to the apartment with fitted carpet and access to principal rooms through ornate six-panelled internal doors with matching architraves and high skirting boards, wall light, coat hooks, staircase down to the lower ground floor.



SITTING ROOM 4.70m (15'5") x 4.70m (15'5") into recess and plus bays.

A fabulous main reception room which enjoys a bright dual aspect having 2/3rd length recessed double glazed windows to the side aspect and to the front, enjoying superb views down the garden across the Penryn River to Flushing and the countryside beyond, painted closed fireplace with dark slate hearth, TV aerial point, ornate internal door and architraves, high skirting boards, electric ceramic radiator, central ceiling drop light.



KITCHEN/DINING ROOM 3.66m (12'0") x 3.48m (11'5")

Having a deep recessed angular bay and 2/3rd length double glazed window overlooking the side aspect. Equipped with a range of matching wall and base units in white, brushed steel handles, granite effect roll top work surfaces and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, plumbing for washing machine, electric ceramic hob, cooker hood over and single fan assisted oven under, space for tallboy refrigerator/freezer, space for dining room table and chairs, ornate internal door leading to a storage

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.



cupboard which houses the electric consumer box, wood effect vinyl flooring, wall mounted glass display cabinet, electric ceramic radiator, doorway to:



SHOWER ROOM

With a white suite comprising large walk-in fully tiled shower area, Mira Sport thermostatically controlled electric shower, china hand wash basin set on a high gloss white vanity unit, touch sensitive back-lit mirror over, low flush wc, fully tiled walls, extractor fan, a recessed frosted double glazed window, vinyl flooring, panelled internal door.



STAIRCASE FROM RECEPTION HALL TO:

LOWER GROUND FLOOR HALL

Recessed double glazed window overlooking the front aspect, fitted carpet.

BEDROOM ONE 4.34m (14'3") x 2.84m (9'4")

With fitted carpet, central ceiling light, independent electric heat store radiator, recessed double glazed window with views across the river, six-panelled internal door.



BEDROOM TWO 3.68m (12'1") x 2.74m (9'0")

Again, with deep recessed double glazed window enjoying views across to the river, electric independent heat store radiator, inset ceiling spotlights, fitted carpet, six-panelled internal door.

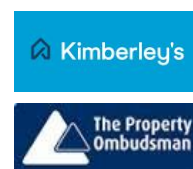


OUTSIDE

At the front of the property there are delightful, well maintained and managed gardens principally laid to gently sloping lawns and having hedging and flower borders. A picnic bench sits in the middle of the garden providing a delightful space to enjoy alfresco dining or simply to sit with a coffee or a cup of tea and enjoy the fabulous views across the Penryn River to Flushing and the harbour.



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.



TENURE

999 year lease from 1979 with each owner having a share of the Freehold.

MANAGING AGENT

Bluewater Residential Management Limited

SERVICE CHARGE

Currently £1200 per annum, paid quarterly in January, April, July and October. No ground rent payable.

COUNCIL TAX

 Band A.

SERVICES

 Mains drainage, water and electricity.

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

29/29a Killigrew Street

Falmouth

Cornwall

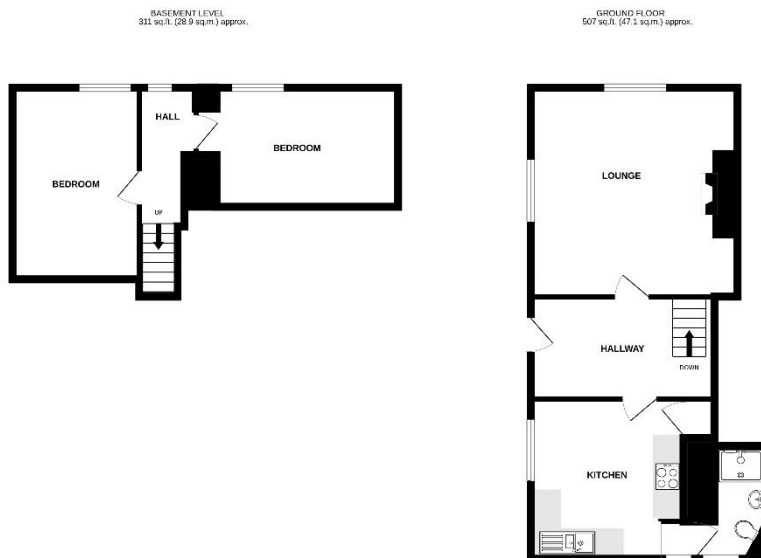
TR11 3PN

01326 311400

info@kimberleys.co.uk

www.kimberleys.co.uk

FLOORPLAN



TOTAL FLOOR AREA: 818 sq.ft. (76.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the date.
Made with Metreplex 63024

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.

