



Falmouth

A spacious two bedroom apartment
Presented to a high standard throughout
Good size living room, modern fitted kitchen/diner
Utility area and reception/office
Bathroom/wc in white
Parking space to the rear
Gas central heating
Being solid with 'no onward chain'
Convenient location close to town & beaches
Must be seen to be appreciated



Guide £265,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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

01326 311400
www.kimberleys.co.uk

REF: SK7090



An opportunity to purchase a spacious, well presented, well proportioned, character two bedroomed first floor apartment with parking. It sits in a popular central location within the historic coastal harbourside town of Falmouth.

Norfolk Road is located in the heart of Falmouth's Victorian area and is just a short walk away from the town and it's harbourside. It is ideally situated and convenient for its myriad of cafés, bars, restaurants and public houses. Close by is King Charles and Marlborough infant and junior schools plus Falmouth's secondary school situated on Trescobeas Road. Falmouth's University (Wood Lane campus) is close by. A regular bus service departs on The Moor and a nearby train station at the Dell provides a direct link to the Cathedral city of Truro and onwards from there to mainline Paddington.

The property is approached from the rear of Norfolk Road with a courtyard and Parking

THE ACCOMMODATION COMPRISES

A galvanised staircase leads to the first floor with a balcony area and front door.

UPVC double glazed front door, opening to:

HALLWAY 1.90m (6'3") x 0.86m (2'10")

Coved ceiling with inset centre light, opaque small painted door to the kitchen and panelled door to the bathroom.

KITCHEN/DINER 4.50m (14'9") x 3.12m (10'3")

A pleasant room with a modern grey gloss kitchen comprising of a wide range of base and wall units, consisting of cupboards, drawers with soft close doors and metal door furniture, modern polished concrete effect worktop surface with tiled splashback incorporating a stainless steel sink with drainer and mixer tap, stainless steel gas hob with extractor canopy over, built in electric oven, space and plumbing for dishwasher and washing machine. Window with deep sill overlooking the side. Coved ceiling with inset spotlights, loft trap with access to the roof space and radiator.



UTILITY AREA 1.52m (5'0") x 1.14m (3'9")

A doorway leads to a utility area which currently houses fridges and freezers (not included) window to side, light and power.

RECEPTION AREA/OFFICE 5.18m (17'0") x 1.83m (6'0")

Window allowing a good degree of light. Coved ceiling with centre light, loft trap with access to roof space, fuse box, radiator, carpeted flooring, doors leading off to the two bedrooms and a feature arch that leads through to the living room.

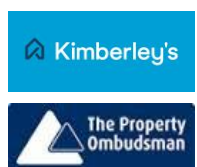


LIVING ROOM 3.66m (12'0") x 3.66m (12'0")

Feature brick fireplace, providing a focal point (not in use), large window overlooking the rear of the property, radiator, coved ceiling with centre light and carpeted 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 3.73m (12'3") x 3.43m (11'3")

A generous double bedroom with bay sash window overlooking Norfolk Road, coved ceiling with centre light, radiator, and carpeted flooring.



BEDROOM TWO 2.90m (9'6") x 2.01m (6'7")

A single bedroom with sash window overlooking Norfolk Road, coved ceiling with centre light, picture rail, radiator, and carpeted flooring.



BATHROOM 2.39m (7'10") x 1.90m (6'3")

A family style bathroom having a three-piece suite comprising of a bath with shower over, low-level WC and pedestal wash hand basin, part tiled walls, coved ceiling with inset lighting, extractor fan, cupboard housing a gas fired boiler providing domestic hot water and central heating facilities.



OUTSIDE Private off road parking for one vehicle.

SERVICES Mains electricity, water and gas.

COUNCIL TAX Band A.

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.



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