



Falmouth

A first floor apartment conversion
Set in a popular and prominent location
A few minutes' walk to the sea front and beaches
Being sold with the benefit of 'no onward chain'
Well presented throughout
ideal as a home or an investment
Independent electric heating
Sitting room, fitted kitchen/dining room
Two bedrooms, large bathroom
Communal garden, and allocated parking

Guide £265,000 Leasehold

ENERGY EFFICIENCY RATING
BAND E

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

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www.kimberleys.co.uk

REF: SK7118



This well presented two bedroom first floor apartment forms part of a conversion in a large older style Edwardian semi-detached house, on Melvill Road within a few minutes walk to Falmouth's famous long sea front, beaches, Pendennis Castle, The Dell branch line station and eclectic town centre.

This delightful apartment is considered ideal as a permanent home or an addition to an investor's portfolio. Incidentally, the apartment has been successfully let for many years and comes to the market as a chain free sale due to the completion of the last short hold tenancy.

The property is light and bright, decorated in neutral tones with features including UPVC double glazing (where stated), a security entry phone system, a range of independent electric heaters, a refitted kitchen with some appliances included, and a combination of quality floor covering throughout.

The accommodation in brief includes communal entrance hall and turning staircase to the first floor, own front door leading into the kitchen/dining room, and in the hallway a staircase leads down to a large bathroom/WC in white. The door from the kitchen dining room takes you into the front hallway giving access to the sitting room and two double bedrooms. Outside the building there are communal gardens and one allocated parking space.

The accommodation in brief includes a communal entrance hall and a turning staircase to the first floor. Its own front door leads into the kitchen dining room, and in the hallway a staircase leads down to a large bathroom/WC in white. The door from the kitchen dining room takes you into the front hallway giving access to the sitting room and two double bedrooms. Outside the building there are communal gardens and one allocated parking space.

As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this apartment.

Why not call for an appointment to view today!

THE ACCOMMODATION COMPRISES:

Communal front door and security entry phone system leads to:

COMMUNAL RECEPTION HALL

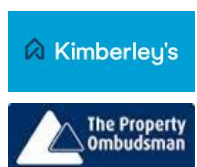
Staircase to the first floor landing and own front door to:

KITCHEN/DIING ROOM 4.27m (14'0") x 4.27m (14'0") (measured to walls)

A delightfully bright south facing room which has been refitted with a range of matching wall and base units in beech effect, brushed steel handles, granite effect work surfaces and matching splash backs over, electric ceramic hob with stainless steel back plate, matching cooker hood over a single fan assisted oven under, a single drainer stainless steel unit with chrome mixer tap, plumbing for a washing machine, wall mounted electric heater, built in cupboard with lagged copper cylinder and emersion, hard wearing wood finished flooring, Dimplex night storage heater, panelled internal door to hallway fitted carpet and storage cupboard.



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.



SITTING ROOM 3.91m (12'10") x 2.57m (8'5")

Into recess

With deep angular bay and large UPVC double glazed window enjoying a pleasant outlook to the front and distant river views, fitted carpet, wall mounted electric ceramic radiator, four panelled internal door.



STAIRCASE

From the kitchen/dining room leading down to the rear hallway.

BATHROOM 2.69m (8'10") x 1.98m (6'6")

With a white suite comprising of panelled bath, Myra Jump thermostatically controlled electric shower and tile surround, ladder style heated towel rail, pedestal wash basin with tile splash back, low flush WC, two recessed frosted double glazed windows and night storage heater.

BEDROOM ONE 4.17m (13'8") x 2.44m (8'0") **(Including wardrobe)**

Having a recessed double glazed window again with a pleasant outlook and partial river views in the distance at the front. An electric ceramic radiator, double fitted wardrobe with overhead storage, four panelled internal door and a fitted carpet.



OUTSIDE

There are small communal gardens to the rear of the property.

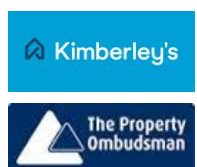
PARKING

There is one allocated parking space for this apartment.

BEDROOM TWO 3.15m (10'4") x 2.90m (9'6") **(Plus bay)**

An angular bay with tall UPVC double glazed windows overlooking the side aspect, electric ceramic radiator, fitted carpet and a central ceiling light.

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COUNCIL TAX BAND B

LEASE DETAILS

999 years from September 1988, 962 years remaining.

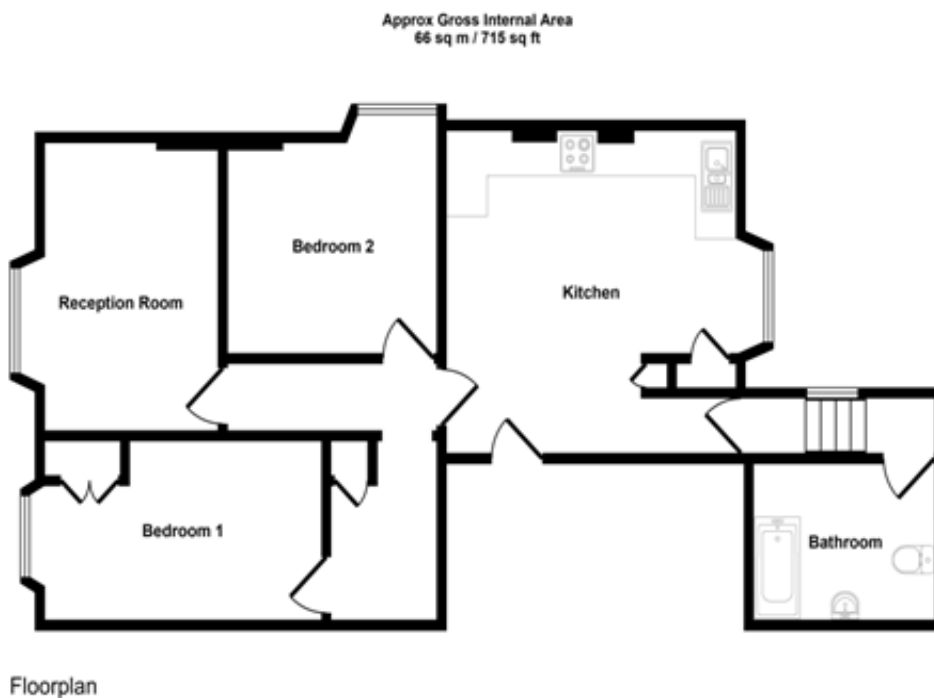
MANAGEMENT COMPANY

Managed by the freeholder with each apartment having a representative director. The service charges are £1320.00 annually from the 1st November 2024 - 31st October 2025, leaseholders can pay the service charges monthly. Pets are allowed for owners only and with permission of the management company. No holiday letting but short hold tenancy letting is allowed.



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.



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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