



Falmouth

A delightful second floor maisonette
Set in a secluded in town location
Well presented and maintained throughout
UPVC double glazed windows
Gas central heating by radiators
Lounge with town and country views
Fitted kitchen/dining room with appliances
Two double bedrooms, shower room/wc in white
Communal gardens and paved drying area
Own allocated parking space



Guide £245,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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

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REF: SK7128



An ideal opportunity to acquire this purpose built first and second floor maisonette which is set in a popular and secluded location just off Brook Place, within easy reach of the Moor which is the gateway into Falmouth bustling town centre and waterside districts.

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The property is well presented and the apartment has plenty of features including gas fired central heating by radiators, new UPVC double glazed windows, a fitted kitchen with appliances, distant river views to the front aspect and a remodelled shower room/wc.

The well planned accommodation to the first floor offers an entrance hall, lounge and kitchen/dining room which overlooks the rear courtyard. On the second floor there are two good sized double bedrooms and a remodelled shower room/wc in white.

Penvale Court is a very well run and cared for development with communal planted gardens at the front and allocated parking for each apartment. At the rear there are extensive paved gardens with seating and drying area. One of the benefits here is that the apartments are owner occupiers only which makes it a special place to reside.

As the crow flies, Penvale Court is only around three hundred meters from Falmouth Moor with local facilities at Berkeley Vale. From the top of Killigrew Street a gentle walk takes you into the town centre which offers a wide range of independent and high street brand named shops. Along with commercial facilities, the town has an eclectic selection of shops, cafes, bars, public houses, multi-screen cinema complex and the Poly Theatre. At the far end of town is the Events Square where you will find the National Maritime Museum. Pendennis Castle and on the south side of the town and Falmouth's level sea front with Gyllyngvase and Castle beaches are all within easy reach.

There are good transport links by road with regular bus services leaving The Moor to the surrounding area and a branch line train service which runs from Falmouth Docks to the Cathedral city of Truro, stopping at Penmere station at the top of the town.

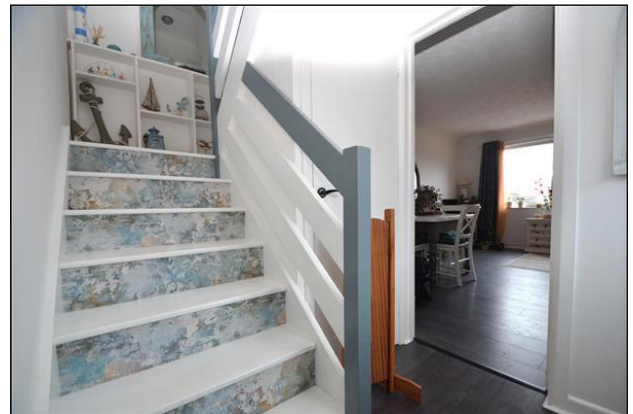
As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:

Paved steps either side of the building will take you around to the rear where you will see the extensive patio and drying area. Another set of steps will take you to the entrance to this maisonette.

UPVC double glazed front door with frosted privacy panel to the entrance vestibule with hard wearing wood finished flooring, wall mounted consumer box, large under stairs storage cupboard, access to principal rooms and staircase to second floor.

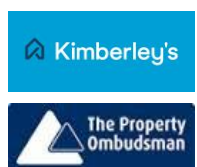


LOUNGE/DINING ROOM 4.88m (16'0") x 3.23m (10'7")

Having broad UPVC double glazed windows enjoying a pleasant outlook over Brook Place towards the town centre, double radiator, TV aerial point, coved ceiling and continued hard wearing 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.





KITCHEN/BREAKFAST ROOM 3.23m (10'7") x 3.05m (10'0")

Well equipped with a range of matching wall and base units in light oak, brushed steel handles, wrap around granite effect work surfaces and ceramic tiling over. Bosch stainless steel gas hob, single fan assisted oven under and cooker hood over, ceramic tile flooring, space for a tallboy fridge freezer, radiator, composite single drainer sink unit with chrome mixer tap and cutlery drainer, plumbing for washing machine, UPVC double glazed window with Venetian blinds enjoying a pleasant outlook over the rear courtyard, cove cornicing, wall mounted Worcester gas central heating boiler (combi).



LANDING

Painted turning staircase takes you from the first to the second floor landing which has a storage cupboard.



BEDROOM ONE 3.35m (11'0") x 3.00m (9'10") plus door recess 2' 9" x 2' 8"

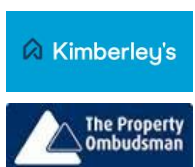
Hard wearing wood finished flooring, broad UPVC double glazed window enjoying lovely views from the front aspect to the town centre, Penryn river and the countryside, radiator, built in wardrobe cupboard.



BEDROOM TWO 3.35m (11'0") x 3.05m (10'0")

With large UPVC double glazed window, this time overlooking the rear courtyard, hard wearing wood finished flooring, deep storage cupboard, radiator.

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SERVICES Electricity, drainage and gas.

COUNCIL TAX BAND B

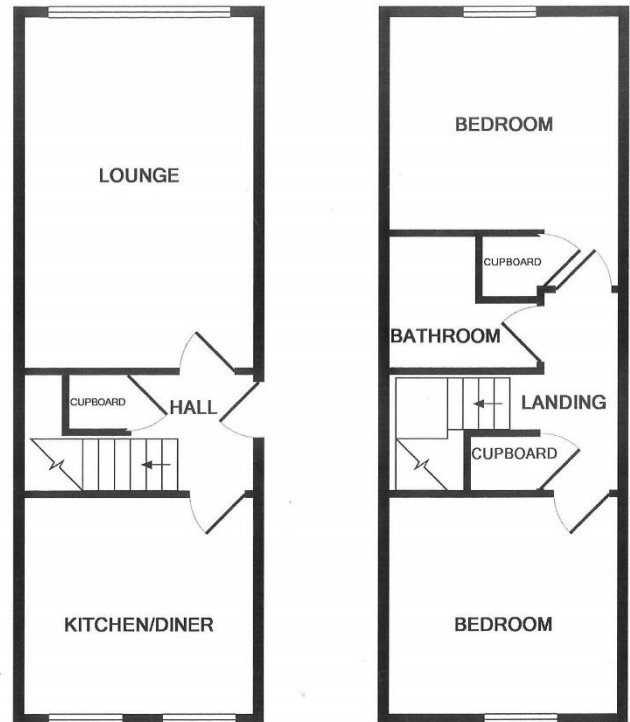
It is rare to find such a development in the heart of town with this much communal space which is therefore the benefit of all the owner residents.

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.

SHOWER ROOM

Luxuriously appointed with a white suite comprising large walk in fully tiled shower cubicle, thermostatically controlled Myra electric shower with sliding shower screen. Towel rail, china wash hand basin set on a vanity unit, low flush wc, fitted mirror, chrome ladder style heated towel rail, shaver point, curved cornicing, extractor fan, vinyl flooring, fully tiled walls.



GROUND FLOOR
APPROX. FLOOR
AREA 31.0 SQ.M.
(334 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 31.0 SQ.M.
(334 SQ.FT.)

TOTAL APPROX. FLOOR AREA 62.1 SQ.M. (668 SQ.FT.)

KeyHIPS Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyHIPS please visit www.keyhips.com (Tel: 0845 475 4165)

OUTSIDE

The development is approached through a brick courtyard into the privately owned car park where the maisonette enjoys its own allocated parking space. To the front of the development there are well tended landscaped gardens with planted borders, communal patio areas and at the rear an extensive communal south facing garden which is paved for ease of maintenance and has rotary clothes lines in situ.

TENURE

For the remainder of the 999 year lease from 1979, maintenance charges approximately £1575.53 per annum.

AGENTS NOTE

This development is an owner/occupier residency and is therefore not suitable for any sort of rental purposes.



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