



## Falmouth

A superb light and bright apartment  
Popular residential location opposite Kimberley Park  
Many character features  
Dual aspect lounge with bay window  
Fitted kitchen overlooking the front  
Large bedroom overlooking the side and rear  
Spacious shower room and separate wc  
Large converted attic space  
Mature front garden with timber storage shed  
An internal viewing is highly recommended



**Guide £300,000** Leasehold

**ENERGY EFFICIENCY RATING  
BAND G**

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

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7125



An ideal opportunity to acquire this spacious, light and bright apartment set within an enviable location overlooking Kimberley Park and close to all the amenities that Falmouth town centre has to offer.

Our vendor, who has resided at the property for over 30 years has lovingly maintained the property to a high standard and is now moving on to pastures new.

The versatile, character accommodation includes; own entrance hall, staircase to first floor landing, a dual aspect lounge with bay window overlooking Kimberley Park, modern fitted kitchen with built-in oven and hob, a spacious dual aspect bedroom, shower room and separate wc. A carpeted, turning staircase rises to a converted attic providing additional living space. We believe that with planning permission and consents both the bedroom and the attic space could be split to provide further bedrooms if required.

For those of us that work and live around Falmouth, it is no surprise that our vibrant town is regularly voted one of the best locations in the South West of England and offers a comprehensive range of independent and high street shops together with a great selection of bars, public houses, restaurants serving food from around the world, multi-screen cinema, the Poly Theatre and at the far end of town, The Events Square and the National Maritime Museum.

**As the vendor sole agents, we highly recommend an early appointment to view.**

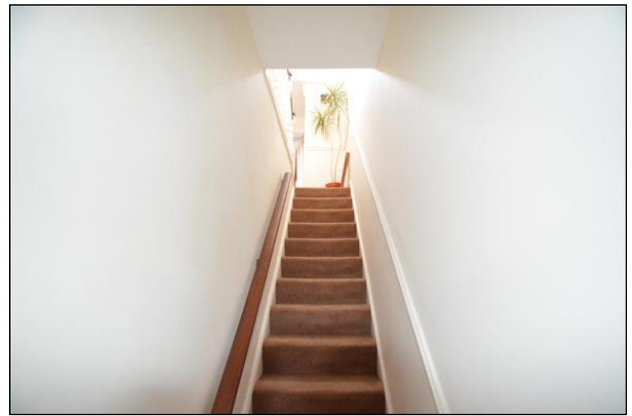
**Why not call for your personal viewing today?**

Timber gate from Park Terrace with granite steps leading up to a concrete pathway. Further granite steps leads up to the front door.

**SOLID WOOD PANELLED DOOR WITH ARCHED WINDOW OVER TO:**

#### **ENTRANCE VESTIBULE**

With original floorboards, dado rail, internal door with ornate, coloured, leaded light windows with glass panels to the side and above, original architraves and archway, high skirting boards, dado rail, ceiling light, carpet, staircase to second floor landing.



#### **LOUNGE 4.32m (14'2") x 4.17m (13'8")**

A fabulous dual aspect room with UPVC double glazed sash style bay window overlooking Kimberley Park and a UPVC double glazed sash style window to the side, ceiling rose with pendant light, original coved cornicing, satellite aerial point, carpet, original wood panelled door.



#### **KITCHEN 5.31m (17'5") x 2.06m (6'9") measured to walls.**

Fitted with a range of wall and base unit in Cashmere with LED under pelmet lighting, roll top work surfaces with inset stainless steel oven and electric induction hob, single drainer stainless steel sink with chrome mixer tap, space for tallboy refrigerator/freezer, under stairs storage area, wood effect vinyl tiled floor.



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 4.52m (14'10") x 3.84m (12'7")**

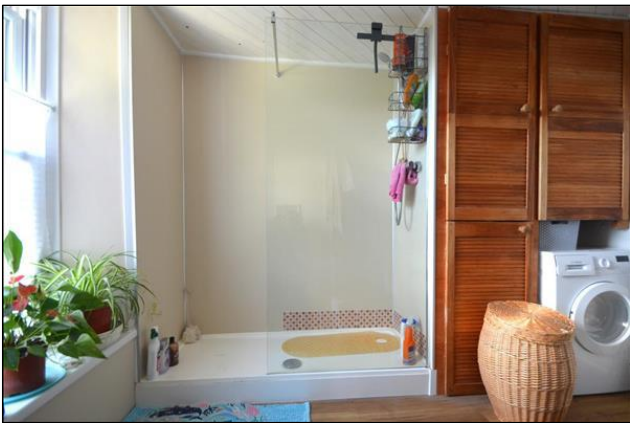
Another light and bright room with UPVC double glazed sash style windows to the side and rear, coved cornicing, pendant ceiling light, carpet, original wood panelled door.



**FROM THE MEZZANINE LEVEL DOORS LEADS TO:**

**SHOWER ROOM 3.23m (10'7") x 2.92m (9'7") measured into window recess.**

UPVC sash style window to the side. Fitted with a double shower cubicle with stainless steel riser shower with Respatex panelling and glass shower screen, pedestal wash hand basin with chrome mixer tap, louvre doored airing cupboard with hot water tank and slatted shelving, painted tongue and groove panelled ceiling with ceiling light, wood effect vinyl tiled floor, original wood panelled door.



**SEPARATE WC**

Small UPVC double glazed window to the side. Fitted with a white low-level flush wc, ceramic tiled walls, ceiling light and original wood panelled door.



**STORAGE CUPBOARD**

A useful utility cupboard for storage.

**FROM THE LANDING A CARPETED, TURNING STAIRCASE LEADS TO THE CONVERTED ATTIC SPACE**

**CONVERTED ATTIC SPACE 5.61m (18'5") x 5.26m (17'3") Limited headroom in eaves.**

A fabulous attic space with exposed beamed ceiling, two tilt and turn Velux windows to the front and rear, safety bannisters around stairwell, eaves storage cupboard, carpet. This space could be converted into two separate rooms (subject to the necessary planning permissions and consents)



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### **OUTSIDE**

This property has a delightful garden which is elevated at the front, mainly laid to lawn and interspersed with a wide variety of plants and shrubs along the front boundary that provides a good degree of privacy. There is also a timber garden shed in situ.

### **TENURE** Leasehold.

Details of lease to be confirmed.

No ground rent. Maintenance split 50/50 with the ground floor apartment.

### **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.

### **VIEW**



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