



Falmouth

Spacious first floor apartment
Convenient residential location
Delightful views towards Swanpool
Generous lounge with picture window
Simple fitted kitchen
Two good sized bedrooms, bathroom/WC combined
Electric warm air central heating
UPVC double glazed windows
Beautiful communal gardens
Designated parking space

Guide £207,500 Leasehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7195



An ideal opportunity to own this purpose built, first floor two-bedroom apartment which is set in a convenient location close to Falmouth bustling town centre and enjoying delightful views across the beautiful landscaped gardens towards Swanpool and the surrounding area.

The property is in need of some general updating and cosmetic refreshment and offers well-proportioned accommodation including a reception hall, fitted kitchen, bright and sunny spacious lounge, two generous bedrooms and a bathroom/WC combined. Outside the property there are delightful landscaped well stocked gardens for the residents to enjoy and a designated parking space for one vehicle at the front.

Penmere Court is well positioned and set within walking distance of local amenities at Boslowick, Penmere Holt train station which connect Falmouth to the Cathedral City of Truro. Falmouth bustling town centre offers an eclectic range of independent high street stores together with wonderfully diverse selection of restaurants, bars, art galleries, the Poly Theatre, multi-screen cinema at Berkley Vale and at the far end of the town the National Maritime Museum and Events Square. Our famous sea front with Gyllyngvase and Castle Beaches is also within reasonable walking distance and just a further stroll away is Swanpool Beach and the coastal path.

As our clients sole agents we strongly recommend an immediate viewing to secure this property.

Why not call our office for your person viewing today!

THE ACCOMMODATION COMPRISES:

Communal front door and staircase leads to the first-floor level, front door leading to:

RECEPTION HALL

With cupboard housing a Creda warm air central heating boiler, cloaks and airing cupboard access to the loft space.

KITCHEN 3.30m (10'10") x 2.08m (6'10")

Plus recess

Equipped with a range of original fitted white wall and base units, formica work surfaces over, incorporating a single drainage steel sink unit with hot and cold taps, space for a cooker, fridge and freezer, plumbing for washing machine, vinyl flooring, UPVC double glazed window, glazed door from the hallway and strip lights.



LOUNGE 4.34m (14'3") x 4.09m (13'5")

A light and airy reception room with broad UPVC double glazed window enjoying delightful views over the landscaped communal gardens towards Swanpool, coved cornicing, warm air duct, central ceiling light, fitted carpet and glazed internal door.





BEDROOM ONE 3.66m (12'0") x 3.35m (11'0")
Measured to wardrobe and excluding door recess.

A lovely bright bedroom with UPVC double glazed window with a pleasant view over the landscape communal gardens towards Swanpool, built-in double wardrobe, warm air duct, central ceiling light and fitted carpet.



BEDROOM TWO 3.66m (12'0") x 2.13m (7'0")

With UPVC double glazed window, single built-in wardrobe, warm air duct and carpet.



BATHROOM 1.88m (6'2") x 1.63m (5'4")

Plus door recess 3'4"x3'2"

With coloured suit comprising handrail panelled bath with Myra thermostatically controlled shower over, low flush WC, hand wash basin, frosted UPVC double glazed window, ceramic tiled walls (full height in the shower)



OUTSIDE

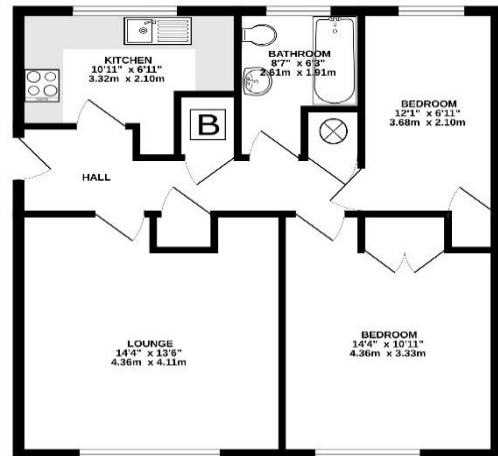
COMMUNAL GARDENS

Penmere Court has delightful landscaped communal gardens with extensive lawned areas interspersed with a wide variety of plants and shrubs, the gardens are for the residents to enjoy.



FLOOR PLAN

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



LEASEHOLD

999 year lease from 18 September 1975 with 949 years remaining.

MAINTENANCE CHARGE

Currently £1060 per annum (£265.00 paid quarterly)

COUNCIL TAX

BAND B

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.

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.

