



Falmouth

A fabulous well-appointed first floor apartment
Favoured location on Woodlane
Views to Pendennis Castle & Falmouth Bay
Gas central heating, double glazing
Large lounge/dining room, two bedrooms
Fitted kitchen/breakfast room bathroom/wc
Allocated parking space, private drying/storage area
Turnkey home or investment
Well presented with stylish decoration
Being sold with 'no onward chain'

Guide £355,000

ENERGY EFFICIENCY RATING
BAND D

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

01326 311400
www.kimberleys.co.uk

REF: SK7197



We are delighted to offer as our clients sole agents, this superb spacious first floor apartment with two bedrooms, a character building on Woodlane and enjoying fine views across the south side of Falmouth to Falmouth Bay and the horizon, to the left Pendennis Castle.

This well-appointed apartment has been decorated with imagination and style by our vendors with 'on trend' neutral colours which attract and reflect natural light throughout. There is much to admire here starting with the communal entrance hall and original staircase which has hard wood curved banisters and painted spindles which turn past a beautiful set of stained glass and leaded light windows which appear as a bay on the front aspect. Inside the apartment there are plenty of features including gas fired central heating by radiators, Gothic style arched windows to the front and side aspect, double glazed sash windows to the rear with views across to Falmouth Bay and the horizon, high skirting boards and ceilings, large panelled internal doors and quality floor covering.

The well-planned accommodation includes a long reception hall that gives access to all the principal rooms, a large, almost square lounge/dining room with a bay and window seats enjoying views to Falmouth Bay, two bedrooms, a re-fitted kitchen/breakfast room with appliances and a luxurious bathroom/WC in white. Outside the property there is an allocated parking space, a private allocated area for storage/drying and a communal bin storage area.

The property is set within a very short walk of the art school campuses in Woodlane and off Trelawney Avenue, a longer stroll to Falmouth's famous sea front and beaches in one direction and in the other, access to the town centre, the Events Square and Maritime Museum.

The apartment is considered ideal as a main residence or second home and is sold with the advantage of a motivated vendor who will be selling with 'no onward chain'.

An early viewing is highly recommended to secure this fine apartment.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

A COMMUNAL FRONT DOOR OPENS FROM THE CAR PARKING AREA INTO A SPLENDID HALLWAY WITH EASY RISING STAIRS LEADING PAST A SUPERB GLASS AND LEADED LIGHT BAY TO THE FIRST FLOOR.

A BRIGHT RED PANELLED FRONT DOOR OPENS INTO:

LONG ENTRANCE RECEPTION HALL 6.32m (20'9") x 1.73m (5'8")

A delightful introduction to the property having 10' high ceilings and skirting boards, original painted architrave around panelled doors which leads to the principal rooms, coving, double radiator.

LOUNGE/DINING ROOM 5.49m (18'0") x 5.49m (18'0")

A fabulous large main reception area which enjoys a South facing aspect and attracts plenty of natural light through the deep angular bay with UPVC double glazed windows which enjoy superb views across the South side of Falmouth to Falmouth Bay and the horizon, window seats with storage below, TV aerial point, two double radiators, coved cornicing, original high skirting boards and 10' high ceilings, engineered oak flooring stripped pine internal door and second door to:



BEDROOM TWO 3.17m (10'5") x 2.29m (7'6")

This room has an off centre original cast iron fireplace, double radiator, sealed unit double glazed windows with fabulous views across to Falmouth Bay and the horizon, coved cornicing, fitted engineered oak flooring and high skirting boards.

**BEDROOM ONE 4.32m (14'2") x 3.58m (11'9")
plus door recess 1.65m (5'5") x 1.47m (4'10")**

Approached through a painted panelled internal door and having high 10' ceilings and skirting boards, coved cornicing, double radiator, secondary glazed sash window enjoying a pleasant outlook to the front of the building across to Woodlane, overhead storage, engineered oak flooring.

**SHOWER ROOM 2.51m (8'3") x 1.37m (4'6")**

Newly fitted, luxuriously appointed bathroom with a white suite comprising of a rainfall shower, low level WC, Belfast sink with vanity unit, hot and cold mixer tap, heated towel rail, inset ceiling lights vinyl flooring, extractor fan and panelled door.

**KITCHEN/BREAKFAST ROOM 4.57m (15'0") x 3.17m (10'5")**

A delightful dual aspect kitchen/breakfast room which enjoys plenty of natural light through Gothic style wooden sealed unit double glazed windows with a pleasant outlook across to the front aspect and Woodland and to the side, across to Falmouth Bay, Pendennis Castle. The kitchen is fitted with a range of matching wall and base units with brushed steel handles, granite effect roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit, chrome easy-on swan neck mixer tap, open display shelving, stainless steel gas hob, matching stainless steel cooker hood over and single fan assisted oven under, peninsula breakfast bar, radiator, inset ceiling spotlights, space for under counter fridge and freezer, cupboard housing a gas central heating boiler and plumbing for washing machine, wooden flooring.



OUTSIDE



PARKING

The is a designated single parking space located just inside the granite gateway at the front of the building.

PRIVATE DRYING AREA

The apartment also has its own private drying area which has room for a small wooden bicycle store (subject to agreement with the other flat owners). This area enjoys a lovely sunny aspect during lunchtime.

COMMUNAL AREAS

There is a communal area for bin storage.

SERVICES

Mains drainage, electricity, water and gas.

COUNCIL TAX Band B.

TENURE

Leasehold – for the remainder of a 999 year lease from 1971.

MANAGEMENT FEES

£1700 per year.

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.

