



## Maenporth, Falmouth

A superb ground floor apartment  
Set in a small development above Maenporth  
Ideal home or investment opportunity  
Views from the front to Maenporth & Falmouth Bay  
Underfloor heating and engineered oak flooring  
Two bedrooms (one en-suite) and separate bathroom  
Open plan living/kitchen/dining room  
Private enclosed terrace with open outlook  
Allocated parking space & visitors parking  
Minutes from Maenporth Beach

OIEO £249,950 Leasehold

ENERGY EFFICIENCY RATING  
BAND D

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



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REF: SK7326

An ideal opportunity to acquire this superb, two bedroom apartment set within a small development and commanding superb views over Maenporth Beach towards Falmouth Bay and Pendennis Castle in the distance.

The property is being sold with the benefit of 'no onward chain' with spacious accommodation in brief comprising; entrance hallway, two bedrooms (one en-suite), separate bathroom/wc combined and an open plan living/kitchen/dining room, the kitchen having a range of built-in appliances for your convenience. Outside the property, adjacent to the living room, there is a decked terrace with views over Maenporth Beach and Falmouth Bay beyond.

This fabulous apartment is packed with features which makes this a stunning destination for a holiday or permanent home and these include under floor heating, engineered oak flooring throughout the property, an impressive 28' hallway, wooden internal doors, UPVC double glazed windows and doors and a lovely fitted kitchen with integral appliances in high gloss cream.

Located high above Maenporth Beach, the property is conveniently situated for superb coastal walks, beach cafe and The Cove restaurant. The beach shelves gently and at low water leaves an area of shallow water that is safe for swimming. The beach has facilities for launching boats, scuba diving and sea kayaking. Maenporth Cove faces east across Falmouth Bay with views towards Pendennis Castle and the lighthouse at St Anthony Head.

As our clients sole agents' we highly recommend an early appointment to view.

Why not call for your appointment to view today?

#### **THE ACCOMMODATION COMPRISES:**

A concrete paved pathway takes you to the communal front door accessed via a key code giving you access to:

#### **COMMUNAL HALLWAY**

Access to the ground floor apartments, lift and stairs to first floor, letter boxes, glass ceiling lights, fire alarm and sprinkler system, fire alarm control panel, ceramic tiled flooring.

#### **PERSONAL DOOR TO:**

#### **ENTRANCE HALLWAY 8.86m (29'1") x 1.19m (3'11") plus recess**

Double wood doors to large airing cupboard housing Megaflow water tank, fuse boxes and slatted shelving, inset ceiling spotlights, engineered oak flooring with under floor heating, coat hooks, doors to all principal rooms, wall mounted intercom, Raychem thermostat controls, fire alarm.



#### **BEDROOM ONE 3.78m (12'5") x 3.28m (10'9")**

Wood grain effect UPVC double glazed window to the rear elevation with wood sill, ceiling pendant light, Raychem thermostat control, telephone point, TV aerial point, engineered oak flooring, under floor heating, wood door, door to:



#### **EN-SUITE SHOWER ROOM 1.96m (6'5") x 1.96m (6'5") into recesses.**

Opaque wood effect UPVC double glazed window with Venetian blind to the side elevation. Fitted with a white suite comprising; square shower cubicle with mains fed wall mounted shower bar and shower head riser with glass screening, Roca wall mounted wash hand basin with chrome mixer tap, shaver socket, wall mounted vanity mirror, concealed cistern low flush wc, two wall mounted toilet roll/towel holders with glass shelf above, two chrome towel rails, fully tiled walls, ceramic tiled flooring, inset ceiling spotlights, extractor fan, wood door.



#### BATHROOM/WC 1.85m (6'1") x 2.54m (8'4") into recess

Fitted with a white suite comprising; handled and panelled bath with chrome mixer tap, wall mounted Mira Sport Max electric shower over and glass shower screen, concealed cistern low flush wc, two wall mounted toilet/towel holders with glass shelf above, Roca wall mounted hand wash basin with chrome mixer tap, shaver point, wall mounted vanity mirror, two chrome towel rails, fully tiled walls, ceramic tiled floor, inset ceiling spotlights, extractor fan, wood door.



#### BEDROOM TWO 3.81m (12'6") x 3.99m (13'1")

Wide wood effect UPVC double glazed window to the side elevation, engineered oak flooring, under floor heating, pendant light, telephone point, TV aerial point, Raychem thermostat control, wood door.



OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM 5.11m (16'9") x 6.86m (22'6") From the hallway, wood and glazed door to:



#### KITCHEN AREA

Fitted with a full range of high gloss cream wall, base and drawer units with black marble work surfaces and upstands, Hoover double oven with integrated grill set in housing, inset Hoover four-ring electric hob with black marble splashback and stainless steel and glass extractor canopy over, integrated Indesit automatic washer/dryer, integrated refrigerator/freezer set in housing, a bank of curved units creating a soft, bespoke and modern aesthetic with small integrated dishwasher, black granite work surfaces with inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap and small drainers either side, raised glass breakfast bar with chrome supports, two sets of spotlights on tracking, fire alarm, engineered oak flooring and under floor heating.



#### LOUNGE/DINING AREA

UPVC wood grain effect windows and matching French doors spanning the full width of the room giving access to the terrace and with views towards Maenporth Beach, Falmouth Bay and Pendennis Castle in the distance, inset ceiling spotlights, fire alarm, TV aerial point, multiple power points, inset ceiling spotlights, engineered oak flooring, under floor heating.



#### ***TERRACE***

A decked area with fitted spotlights, granite reveals and enclosed by closed board walling providing a good degree of privacy and seclusion. The terrace affords the same views as the lounge/dining area.



#### ***PARKING***

There is an allocated parking space at the front of the building along with visitors parking and disabled parking space.



#### ***SERVICES***

Mains drainage, water and electricity. Broadband subject to tariffs and regulations.



#### ***TENURE***

Leasehold for the remainder of a 999 year lease dated 1st July 2006.

#### ***GROUND RENT AND MAINTENANCE FEES***

There is a peppercorn ground rent of £1.00 per annum. Maintenance fees approximately £625.00 per quarter (to be confirmed).

Pets may be allowed with the written permission from the Freeholder.

***COUNCIL TAX*** Band D.

#### ***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.



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