



Penryn

- A ground floor apartment
- Part of a Grade II listed former fire station
- One double bedroom
- Open plan kitchen/living area
- Modern shower room
- Ideal for first time buyer or investment
- On street parking
- Viewing highly recommended
- 50% Share of the freehold

Guide £130,000 Freehold

**ENERGY EFFICIENCY RATING
BAND F**

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

01326 311400
www.kimberleys.co.uk

REF: SK7333



Situated in the heart of Penryn is this one bedroom apartment that forms part of a unique fire station converted in 2016 to provide accommodation that has character combined with modern day living.

The property offers a bright open plan living space comprising of a contemporary kitchen and lounge area ideal for relaxing and entertaining, a comfortable double bedroom and a modern shower room/wc combined.

The historic town of Penryn offers an eclectic range of day-to-day facilities including shops, restaurants, public houses and doctors surgery. The property itself is close to Penryn infant and junior school, Penryn College for secondary education and Falmouth University (Tremough Campus). Penryn station is also close by with the branch line linking Falmouth Docks to the cathedral city of Truro.

**As the vendors sole agent's we highly recommend an early appointment to view.
Why not call for your personal viewing today?**

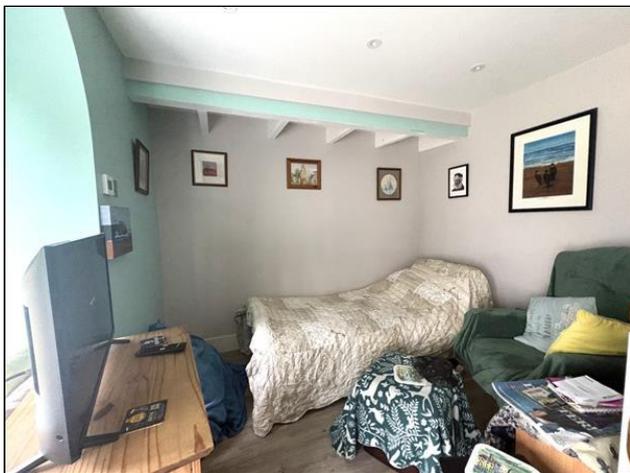
THE ACCOMMODATION COMPRISES:

Original arched feature entrance door to:

KITCHEN/LOUNGE

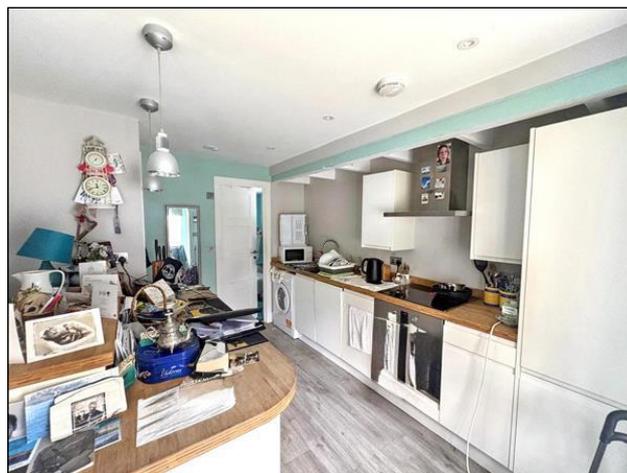
LOUNGE AREA 3.33m (10'11") x 2.36m (7'9")

Currently used as a bedroom. With vinyl flooring, inset ceiling spotlights, thermostat control.



KITCHEN 3.66m (12'0") x 2.29m (7'6")

Fitted with a range of high gloss white base, wall and base units with drawers with wood effect work surfaces over, inset electric hob with oven under and stainless steel extractor above, space and plumbing for automatic washing machine, inset stainless steel sink unit with chrome mixer tap, under counter integrated refrigerator and freezer, inset ceiling spotlights, stainless steel drop lights over counter, vinyl flooring.



BATHROOM 1.55m (5'1") x 1.57m (5'2")

Contemporary white door with chrome handle, single glazed window with roller blind. A contemporary white suite comprising; concealed cistern low level flush wc, wall mounted hand wash basin with chrome mixer tap and vanity drawer below, walk-in shower cubicle with glass surround, chrome ladder style towel rail, vinyl flooring, inset ceiling spotlights.



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 3.45m (11'4") x 2.74m (9'0")

Contemporary white door with chrome handle, enclosed wardrobe space housing the hot water tank, UPVC sash window overlooking the rear, vinyl flooring, central pendant light.

TENTURE 50 % Share of the Freehold, ref 198808. Maintenance charges as and when required ref CL348574

SERVICES - to be confirmed

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.

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