



## Falmouth

Modern ground floor apartment  
Convenient 'in town' location  
Gas central heating, UPVC double glazing  
High gloss kitchen with appliances  
Three double bedrooms, luxury shower room  
Open plan living areas, fitted carpets  
Convenient for beach, seafront and train stations  
Ideal as a home or investment  
Being sold with no onward chain

Guide £250,000 Leasehold

ENERGY EFFICIENCY RATING  
BAND B

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

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

REF: SK7349



We are delighted to offer as our client's agent, this superb three bedroom ground floor apartment which is part of this small quality development, set in a great location within walking distance of local amenities, the town centre and various university campuses.

This quality property is considered ideal as a home or an addition to an investors property portfolio and enjoys plenty of natural light and sunshine that streams in through the front windows. Packed with features including gas fired central heating by radiators, UPVC double glazing throughout, high gloss white kitchen and built in appliances, LED down lighters, white panelled internal doors and all fitted floor covers included in the sale.

The accommodation includes a reception area, open plan living/kitchen/dining area, three double bedrooms and a luxury shower room/wc combined. There is a paved courtyard at the rear of the building which is laid for ease of maintenance and catches the afternoon and evening sunshine.

The location plays a key part, with the apartment being within easy reach of a convenience store, chemist, Penmere train station and a bus stop close by which provides a regular service to the Falmouth University (Tremough Campus), Penryn and the cathedral city of Truro. A short stroll will take you to Gyllyngvase Beach which is one of only eight Blue Flag beaches in Cornwall, beautiful Kimberley Park, the bustling town centre and waterside districts plus at the far end of town, The National Maritime Museum, Pendennis Castle and The Events Square which plays host to a number of festivals throughout the year.

An immediate viewing is highly recommended to secure this fine apartment. Why not call for a personal viewing today!

Archway and undercover walkway leading to a UPVC double glazed front door with glazed panelled insert to:

#### *THE ACCOMMODATION COMPRISES*

##### *OPEN PLAN KITCHEN/DINING AREA 3.91m (12'10") x 3.17m (10'5") Into recess.*

A lovely introduction to the apartment with quality grey fitted carpet, radiator, wall mounted electric consumer box and space for dining table and chairs. Kitchen area equipped with a range of matching wall and base units in high gloss white, slate effect work surfaces and splash backs, over counter lighting, single drainer stainless steel sink unit with chrome swan neck mixer tap, a range of built in appliances including an electric ceramic hob, smoked glass back plate, stainless steel extractor hood over, single fan

assisted oven, built-in dishwasher, built in washer/dryer, refrigerator and freezer, LED spotlighting, cupboard housing gas central heating boiler (combi).



##### *LOUNGE AREA 3.40m (11'2") x 2.51m (8'3")*

Enjoying a bright aspect through UPVC double glazed windows which attract plenty of morning sunshine, power points, radiator, TV aerial point, spotlighting, fitted carpet.



##### *INNER HALLWAY*

Which is approached from the kitchen/dining room.

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 ONE 3.43m (11'3") x 2.92m (9'7") Plus 1.55m (5'1") x 0.56m (1'10").**

Having twin recessed UPVC double glazed windows providing a lovely bright outlook to the front, panelled internal door, power points, TV aerial point, radiator, fitted carpets.



**SHOWER ROOM 1.68m (5'6") x 1.65m (5'5")**

Well appointed with white suite comprising of large fully tiled shower cubicle, big head power shower with separate hand held shower attachment and curved sliding screen, wall hung vanity unit and basin, laminate flooring, panelled internal door, extractor fan, shaver point, spotlights, chrome heated towel rail.

**BEDROOM TWO 3.48m (11'5") x 2.44m (8'0")**

UPVC double glazing window enjoying a pleasant outlook to the front again attracting plenty of warm sunshine, panelled internal door, power points, TV aerial point, radiator, fitted carpets.



**BEDROOM THREE 2.84m (9'4") x 2.36m (7'9")**

With panelled internal door, UPVC double glazed window to the side aspect, inset ceiling spotlights, fitted carpet, double radiator, TV aerial point, power points.

**OUTSIDE** At the rear of the block there is an enclosed paved courtyard which is a perfect place to sit and enjoy the afternoon and evening sunshine.

**SERVICES**

Mains water (metered), electricity, gas and drainage.

**LEASEHOLD**

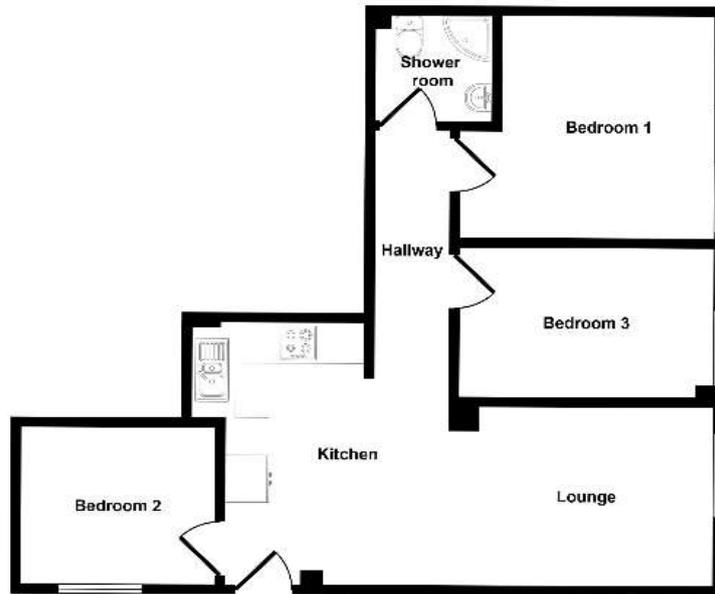
999 year lease from 2021, freehold management company with one share per property. No ground rent, yearly service charge is approximately £150 - £200 per annum to include buildings insurance, electrical supply to the communal lightning and yearly servicing to the fire alarm system.

**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.

**COUNCIL TAX** – Band C.

Approx Gross Internal Area  
55 sq m / 594 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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