



Falmouth

A superb Falmouth town maisonette set within a period townhouse
Three double bedroom accommodation
Fully fitted kitchen
Open plan lounge with feature fireplace
Family bathroom with roll top bath
Gas central heating and UPVC double glazing
Extremely convenient location
Parking spaces at the rear or on street
Ideal home investment
Being sold with the benefit of 'no onward chain'

Guide £285,000 Leasehold

ENERGY EFFICIENCY RATING
BAND D

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

01326 311400
www.kimberleys.co.uk

REF: SK7387



Kimberley's are delighted to offer for sale this beautiful three bedroom maisonette that occupies the top two floors of this superb period town house which is conveniently located close to Falmouth town centre.

The property is bright and spacious throughout with high ceilings and has accommodation in brief comprising; entrance porch with a stairs leading up to a door leading to the kitchen and living area, turning staircase leading to three double bedrooms and a well appointed family bathroom with a roll top bath and separate shower.

Kimberley Park Road is an extremely sought after residential location just a short walk to Falmouth's bustling town centre with its good range of local amenities and good transport links to Falmouth University (Tremough Campus), Penryn and the cathedral city of Truro. A short stroll through the town will take you to waterside districts and on to the sea front where you can enjoy Castle and Gyllyngvase Beach which is one of only eight Blue Flag beaches in Cornwall.

THE ACCOMMODATION COMPRISES:

A pathway leads up to a secured door into a hallway which houses the electric cupboard and staircase leading to the first floor. A welcoming entrance with potential for home office space and having a carpet, skirting boards, radiator and wooden staircase rising to the top floor bedrooms and bathroom.

OPEN PLAN LIVING AREA

KITCHEN AREA 3.43m (11'3") x 2.62m (8'7")

Fitted with a range of wall and base units, roll top work surfaces in grey marble effect, vinyl flooring, integrated gas hob and electric oven with extractor over, stainless steel sink and drainer unit with hot and cold mixer taps, space for a freestanding fridge freezer, washing machine and dishwasher, cupboard housing the Worcester boiler.



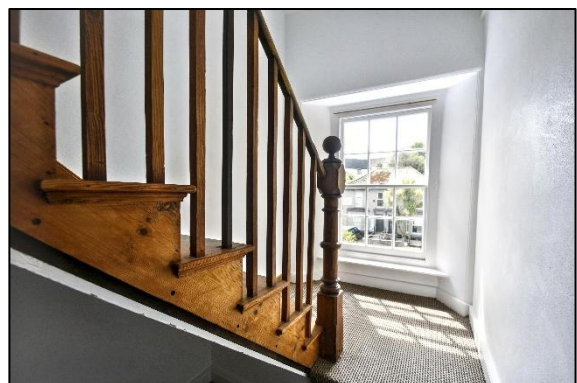
LOUNGE AREA 3.51m (11'6") x 3.73m (12'3")

A well proportioned lounge filled with natural light overlooking the front elevation, wall mounted radiators, feature fireplace with surround and tiled hearth, wooden sash window, recess storage shelving, central pendant ceiling light and carpet.



TURNING STAIRCASE

Wooden staircase leading to the bedrooms.



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 3.10m (10'2") x 3.28m (10'9")

Neutrally decorated, double glazed wooden window overlooking the rear aspect, central ceiling pendant light, radiator and carpet.



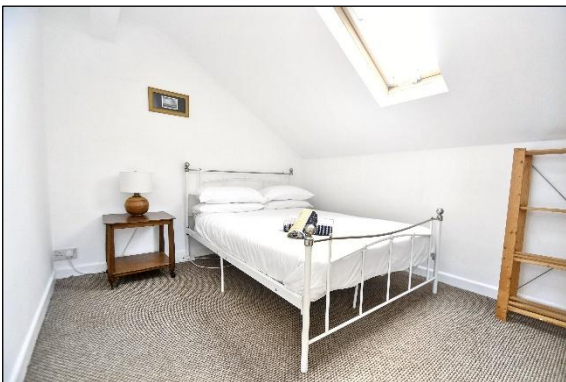
BATHROOM 2.46m (8'1") x 2.16m (7'1")

A well appointed bathroom suite comprising of a separate shower unit, a roll top bath with telephone handled hot and cold taps, a chrome ladder style heated towel rail, low level flush wc, hand wash basin, vinyl flooring and frosted double glazed window.



BEDROOM TWO 2.72m (8'11") x 3.33m (10'11")

A light bright room with a spacious feel in neutral decor, a Velux window, carpet, and skirting boards.



OUTSIDE

To the front there is an enclosed lawned front garden and a lovely seating area on the veranda.



BEDROOM THREE 2.01m (6'7") x 3.86m (12'8")

A light, bright neutrally decorated bedroom, carpet, skirting boards, pendant ceiling light, a clothes hanging rail, Velux window and a storage cupboard.



COUNCIL TAX BAND B

SERVICES Mains drainage, water gas and electric.

TENURE

Leasehold for the remainder of a 125 year lease dated 25th March 2006.

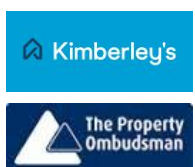
SERVICE CHARGES

Management Company - Wildheart
£125 payable on the 25th March yearly.
23% of charges for maintenance.

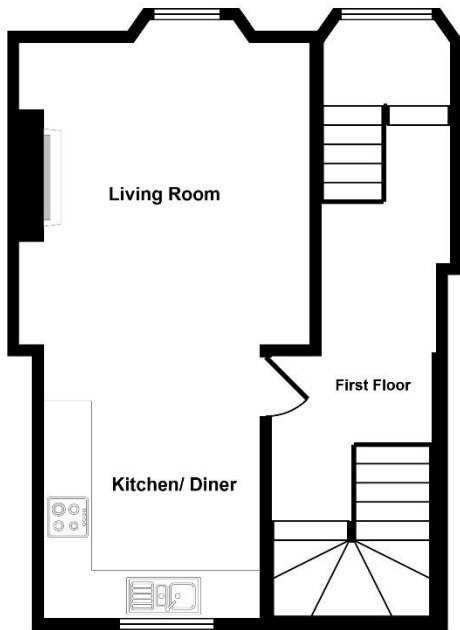
MONEY LAUNDERING

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.

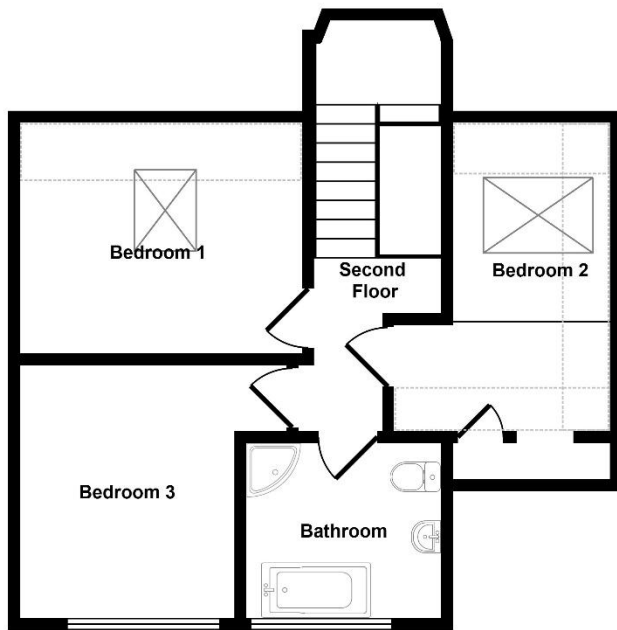
Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors 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.




Approx Gross Internal Area
81 sq m / 875 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft



First Floor
Approx 43 sq m / 467 sq ft

 Denotes head height below 1.5m

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.



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.

