



101a Killigrew Street, Falmouth, TR11 3PU

Guide Price £192,000 Leasehold

We are pleased to offer as our client's sole agents, this well presented one bedroom ground floor courtyard flat which is conveniently located in the popular tree lined Killigrew Street near the top of the hill, within walking distance of local amenities, various educational facilities, Penmere branch line station and a longer stroll into the town centre in one direction and the seafront and beaches on the southside.

- A ground floor courtyard flat
- Being sold fully furnished with 'no onward chain'
- Fitted kitchen/dining room with appliances
- Double bedrooms with fitted wardrobes
- Own courtyard to the rear
- A few minutes' walk to amenities and the town
- Gas central heating, double glazed windows and doors
- Generous sitting room with fireplace
- Well appointed bathroom and utility room
- Energy Performance rating - Band C

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

The property was converted from an older style town house back in 2007 by Messrs Chough Construction who were a reputable local building company. This delightful property comes to the market with no onward chain allowing potential buyers a chance to conduct a swift purchase if required. There are plenty of features to be found here including gas fired central heating by radiators, a combination of UPVC and sealed unit double glazed windows and doors, a focal point fireplace and engineered oak flooring in the sitting room, a refitted kitchen/dining room with built in appliances, and a range of built in wardrobes in the bedroom.

The accommodation in sequence includes a communal reception hall with own front door leading to the sitting room which faces Killigrew Street, an inner hallway, double bedroom overlooking the rear courtyard, a spacious, fully fitted kitchen/dining room, rear lobby, utility/boiler room and a remodelled bathroom/wc in white. At the rear of the property there is a generous courtyard which is exclusively for this flat.

THIS COURTYARD FLAT IS CONSIDERED IDEAL FOR A FIRST TIME BUYER OR AN ADDITION TO AN INVESTOR'S PROPERTY PORTFOLIO AND IS READY TO VIEW NOW.

Why not call and make an appointment to view today!

THE ACCOMMODATION COMPRISES:

Four panelled communal front door leads into the entrance hall with electric meter box, mat well, painted double glazed internal door to:

INNER HALLWAY

With continued mat well, four panelled own front door leading to:

SITTING ROOM - 4.34m x 3.66m (14'3" x 12'0") Into recess

A delightfully bright main reception room enjoying a pleasant outlook through deep recessed UPVC double glazed sash window with tilt shutters, painted reveals overlooking Killigrew Street, a focal point moulded and slate effect fireplace with built in electric fire, alcove book and display shelving, double radiator, engineered oak flooring, picture rail, high skirting boards, TV aerial point, internet socket, cove cornicing, four panelled internal door to:

INNER LOBBY

With double radiator, continued engineered oak flooring and access to the double bedroom and kitchen/dining room.

DOUBLE BEDROOM - 3.27m x 1.92m (10'8.7" x 6'3.5") Measured to wardrobe front

A generous bedroom with an angular bay and almost full length double glazed windows overlooking the rear exclusive courtyard, painted reveals with tilt shutters, original high skirting boards, coved cornicing, twin deep double featured wardrobe cupboards both with hanging space and shelving, a low wattage heater in each, surface with permanent lighting over, double radiator, telephone point, six panelled internal door and recently fitted grey carpet.

PASSAGEWAY

Leading from the inner hall with a deep under stairs storage cupboard housing the gas meter and electric fuse board.

KITCHEN/DINING ROOM - 5.23m x 2.84m (17'2" x 9'4")

A surprisingly spacious kitchen/dining room which has been refitted with a range of matching wall and base units, wrap around roll top work surfaces, ceramic tiling over, one and a half bowl single drainer stainless steel sink unit with chrome mixer tap and a waste disposal unit in the half bowl, integrated dishwasher, new four-ring induction hob and single fan assisted oven under, built in refrigerator and freezer, microwave, toaster and kettle, open shelving, ceramic tile flooring double radiator, space for a dining table and chairs, deep recessed sealed unit double glazed window with fitted roller blind overlooking the courtyard, UPVC double glazed door to outside and rear courtyard, plastered ceiling with downlights, painted and glazed door leading to:

REAR LOBBY

With continued tile flooring, painted and glazed door leading to utility and bathroom, plastered ceiling with ceiling light.

UTILITY/BOILER ROOM - 1.47m x 1.24m (4'10" x 4'1")

A useful area with wall mounted Worcester gas central heating boiler (combi), rolled top work surface and plumbed-in washing machine and plumbing for an additional tumble dryer below, ceramic tiled flooring, recessed sealed unit double glazed window overlooking the court yard.

BATHROOM

Well appointed with a white suite comprising twin grip panelled bath, contemporary chrome easy on mixer tap, Mira thermostatically controlled electric shower and fully tiled surround, glass screening, wash hand basin with easy on tap set on a high gloss vanity unit, tiled splash back, an incorporated low flush WC along side, mirrored bathroom cabinet, spotlights, extractor fan, newly installed ladder style heated towel rail, ceramic tile flooring, plastered ceiling with ceiling light and extractor fan and four panelled internal door.



OUTSIDE

COURTYARD - 8.33m x 2.21m (27'4" x 7'3")

Approached from the kitchen, having a fully paved surface making this an ideal exclusive Mediterranean style area for relaxing and entertaining family and friends with outdoor furniture and parasol included in the sale.

COUNCIL TAX

Band A.

SERVICES

Main drainage, electricity and gas.

LEASEHOLD

999 years from 6th November 2007.

MONEY LAUNDERING

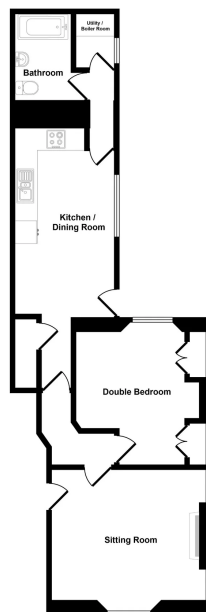
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall



Approx Gross Internal Area
59 sq m / 640 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.

01326 311400

info@kimberleys.co.uk

<https://www.kimberleys.co.uk/>



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