

FOR SALE



Wyndham House, Penryn
£167,000 Leasehold

Wyndham House

£167,000

- SECOND FLOOR APARTMENT
- WELL PRESENTED
- RESIDENTS PARKING
- COMMUNAL GARDEN
- LEASEHOLD - 106 YEARS REMAINING

This well-presented, one-bedroom, modern first floor apartment has a fantastic location just outside of the centre of Penryn and even benefits from residents' parking.

Situated on the second floor, the apartment has a quiet position to the rear of the building, with lovely woodland views over the communal garden.

There is an airy, open-plan living room and kitchen, with lots of light from sliding doors which open onto a Juliette balcony. There is a fitted kitchen with a breakfast bar, integrated fridge-freezer, oven and electric hob with extractor hood. There is also space for a washing machine.

The double bedroom has a quiet position to the rear of the building and there is a modern shower room which has a built-in shower with glass door. There is a vanity unit with



storage cupboard and shelf with above counter ceramic-bowl sink and mixer taps. The toilet has a hidden cistern, and the room is complemented by a large mirror and stainless-steel towel radiator.

Wyndham House is modern block of flats, constructed in 2007, located off College Hill, a short walk to the centre of Penryn and a little over 1 mile to the University of Exeter, Tremough Campus. The property benefits from a spacious communal entrance, residents' parking, bike racks & communal garden.

Leasehold - 125 years from 1 January 2007 (106 years remaining)

Service Charge £1320 per annum

Ground Rent £148 per annum

EPC C

Council Tax Band A

UPVC Double Glazing

Off Road Parking

Heating and Hot Water: Electric

Electric Supply : Mains

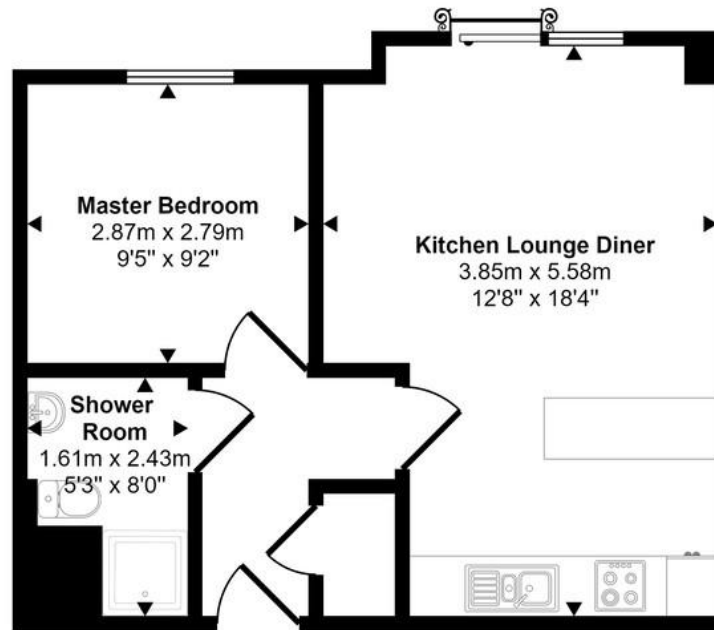
Water Supply: Mains/Metered

Drainage/Sewage Supply: Mains

Penryn is an active university town, with an historic harbour and town centre hosting a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous quaint pubs nestled amongst its cobbled streets. The town is well-served by three supermarkets (Lidl, Sainsbury's and Asda) and benefits from good communication links with Falmouth via its bus service and train station, which links to Truro City and the mainline to London Paddington. It's an excellent location for exploring South Cornwall and for making the most of the local beaches and countryside.



Approx Gross Internal Area
38 sq m / 405 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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