

**FOR SALE**



**15 The Walled Garden**  
**Guide Price £220,000**

  
**MARTIN&CO**



# The Walled Garden

Guide Price £220,000

- FIRST FLOOR APARTMENT
- SECLUDED GATED DEVELOPMENT
- PRETTY COMMUNAL GARDEN
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE

This two double bedroom first floor apartment is situated within the wonderful and secluded Walled Garden development on the outskirts of Penryn.

This two double bedroom first floor apartment is situated within the wonderful and secluded Walled Garden development on the outskirts of Penryn. The property is in excellent condition and has spacious accommodation. The Walled Garden is a very well-maintained development, situated just off Kernick Road, very conveniently located for local amenities.

This first-floor apartment has a lovely open feel. There is a very spacious lounge with patio doors onto a Juliet balcony, a feature gas fire and a dining area. At one end of the lounge there is a fully fitted kitchen which has a built-in electric oven and hob with extractor hood, spaces for a washing machine and dishwasher and a built-in fridge-



freezer. There is also a useful large storage cupboard.  
There are two double bedrooms located off the lounge and there is a fully fitted bathroom, with mains shower over bath located off the entrance hall.

#### First Floor Apartment

Double Glazing

Gas Central Heating

Feature Gas Fire

Pretty Communal Gardens

Allocated Parking Space

Presented in Very Good Condition

EPC C

Council Tax Band B

Leasehold plus Share of Freehold

Lease Term 999 Years From 1 January 2003 (976 years remaining)

Service Charge – Approximately £1600 Per Year, Paid Six Monthly

Storage Cupboard Outside Flat Which Houses Boiler

The property is currently tenanted on an AST managed by Martin & Co, generating an income of £1000 pcm.

Broadband : Ultrafast Broadband Available

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

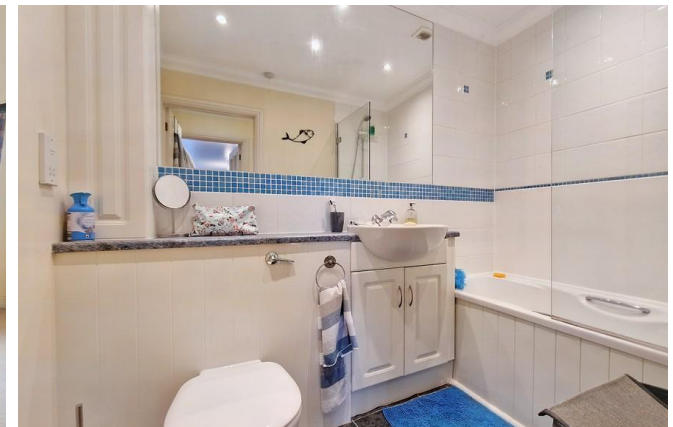
Please contact individual providers for further information.

Source : [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

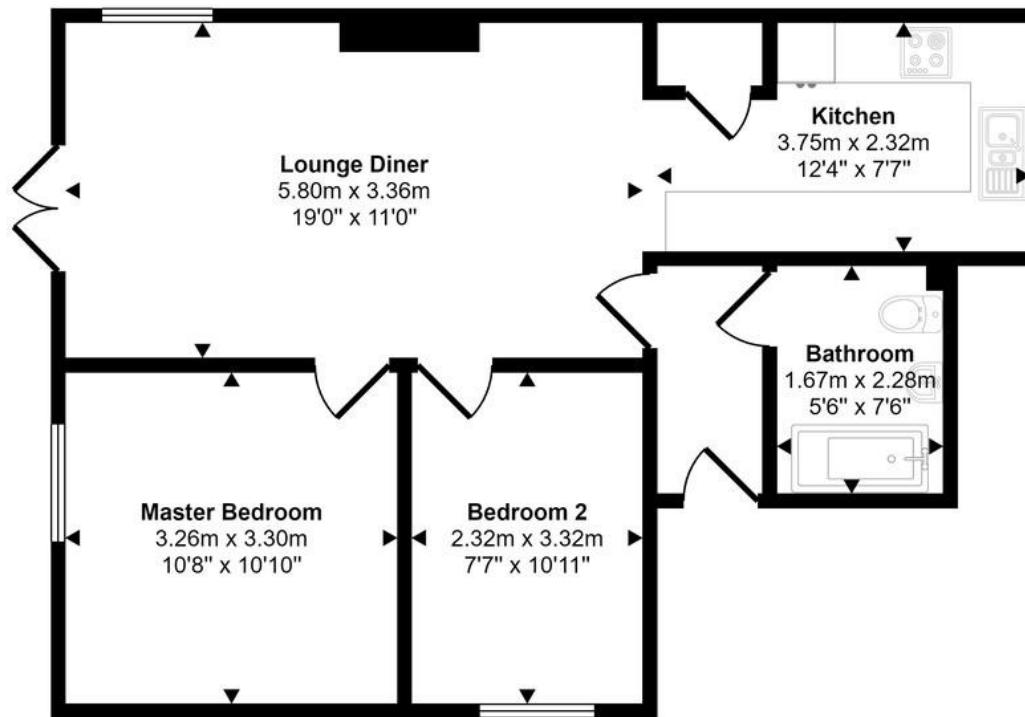
#### LOCATION:

The Walled Garden is a sought-after residential area on the outskirts of Penryn, within walking distance of the town centre, station and university campus. The centre of this historic harbourside town hosts a variety of interesting independent shops, cafes and amenities along with numerous historic pubs nestled amongst its cobbled streets. Penryn has an active community and good everyday facilities, including a primary and secondary school, plus Lidl, Sainsbury's and Asda supermarkets. The town benefits from good communication links with Falmouth via its bus service and train station, which links Truro City and mainline London Paddington.

#### PHOTOS TAKEN PRIOR TO CURRENT TENANCY



Approx Gross Internal Area  
56 sq m / 600 sq ft



Floorplan

## Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.