



Flat 2, 26 Kimberley Park Road, Falmouth

Guide Price £265,000



Heather & Lay
The local property experts

- Beautifully renovated three-bedroom maisonette arranged over two floors
- Occupying the upper floors of an attractive period townhouse
- Bright open-plan living, dining and fitted kitchen
- Three well-proportioned double bedrooms
- Stylish family bathroom featuring a roll-top bath and separate shower
- Character features including high ceilings and feature fireplace
- Gas central heating and UPVC double glazing
- Just a short walk from Falmouth town centre, harbourside and beaches
- Offered for sale with no onward chain
- PLEASE WATCH OUR PROPERTY VIDEO TOUR

THE PROPERTY

Occupying the upper two floors of an attractive period townhouse, this beautifully presented maisonette has been thoughtfully renovated to create a stylish and contemporary home whilst retaining the charm and character expected of a property of its era. High ceilings, generous room proportions and an abundance of natural light combine to create an inviting living environment, all complemented by tasteful neutral décor throughout.

The accommodation is arranged over two floors and centres around a spacious open-plan living area, where the comfortable sitting room with feature fireplace flows seamlessly into a well-appointed fitted kitchen, creating an ideal space for both everyday living and entertaining. Upstairs, three generously sized double bedrooms provide flexible accommodation for families, guests or those working from home, all served by a beautifully appointed family bathroom complete with a freestanding roll-top bath and separate shower. Benefitting from gas central heating, UPVC double glazing and being offered with no onward chain, this is a wonderful opportunity to acquire a characterful home in one of Falmouth's most convenient locations.





THE LOCATION

Situated on the ever-popular Kimberley Park Road, this property enjoys an exceptionally convenient position just a short walk from the heart of Falmouth. Kimberley Park itself provides beautifully maintained open green space, while the nearby town centre offers an outstanding selection of independent shops, cafés, restaurants, galleries and everyday amenities. The bustling harbourside, Events Square and the National Maritime Museum are all within easy walking distance, creating a vibrant lifestyle at the centre of one of Cornwall's most desirable coastal towns.

Falmouth's stunning coastline, with Gyllyngvase Beach, Castle Beach, Pendennis Castle and the South West Coast Path, is approximately one mile away. Excellent transport links, including nearby Falmouth Town and Penmere railway stations, provide connections to Truro and onward services to Exeter and London Paddington. Falmouth University, highly regarded schools and an outstanding range of leisure, sailing and cultural facilities further enhance the appeal of this sought-after location, making it an ideal home or investment.

KIMBERLEY PARK

Just a short stroll from the property lies Kimberley Park, one of Falmouth's most cherished green spaces and a wonderful asset to have on the doorstep. Extending to approximately seven acres, this beautifully maintained Victorian park dates back to before 1877 and is renowned for its colourful formal gardens, impressive collection of ornamental trees and its contribution to Falmouth's long-standing success in the Britain in Bloom awards. The park provides a peaceful setting for walks, picnics and relaxation, while families will appreciate the excellent children's play area and dog owners can enjoy the park's welcoming, dog-friendly environment. At the heart of the park is The Lodge, a popular community café serving coffee, light refreshments and homemade treats, making it the perfect place to meet friends or unwind after a stroll. Throughout the year, Kimberley Park also hosts a variety of community events and outdoor performances, further enhancing its reputation as one of Falmouth's most loved recreational spaces and a valuable extension of the surrounding neighbourhood.

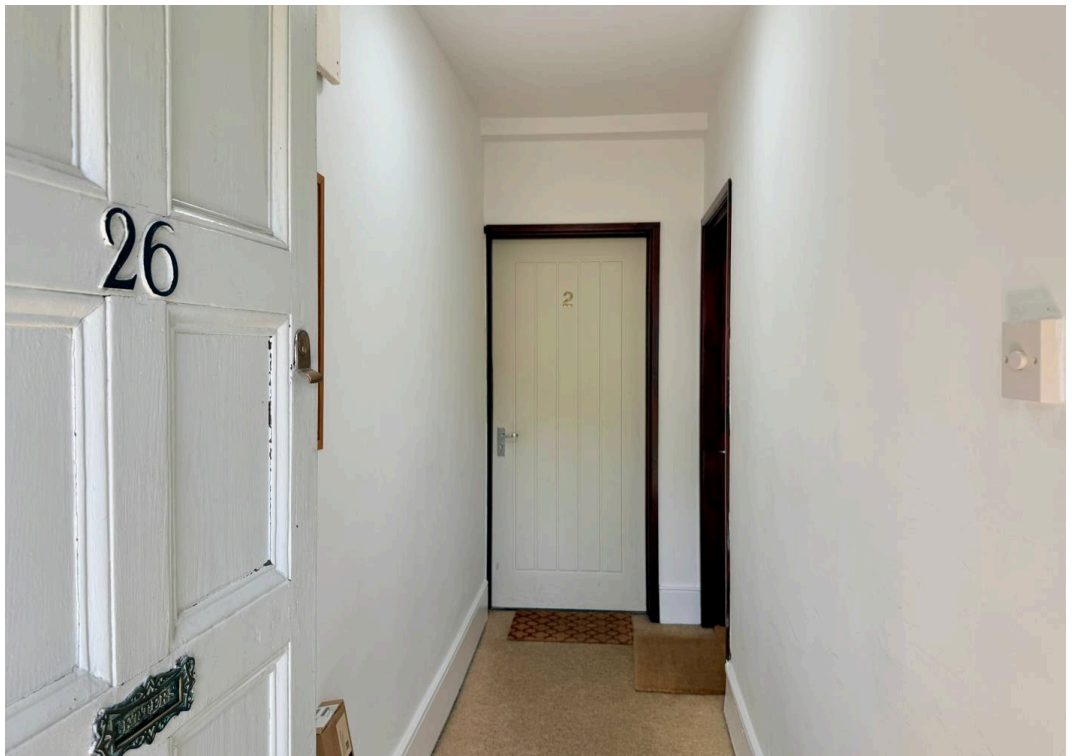














GARDEN

The property is approached via a pathway leading to a secure communal entrance for just two of the apartments, with a private staircase rising to the maisonette. Although centrally located, the property enjoys an elevated position within this attractive period terrace, providing a wonderful sense of privacy while being just moments from the town's amenities, parks and waterfront.

PARKING

Parking is available within the surrounding roads, together with nearby public parking facilities, providing convenient options for both residents and visitors. The property's central location also allows easy access on foot to the town centre, harbourside, railway stations and a wide range of local amenities, reducing the need for day-to-day vehicle use.

TENURE & MANAGEMENT

Leasehold with the remainder of a 125-year lease commencing on 25th March 2006. Ground Rent: £200 per annum. Service & Maintenance Charges: £540 per quarter, covering the maintenance of the communal gardens, guttering, external lighting and repairs. (all maintenance costs) Management Company: Wildheart Residential.

Council Tax band: B

Tenure: Leasehold

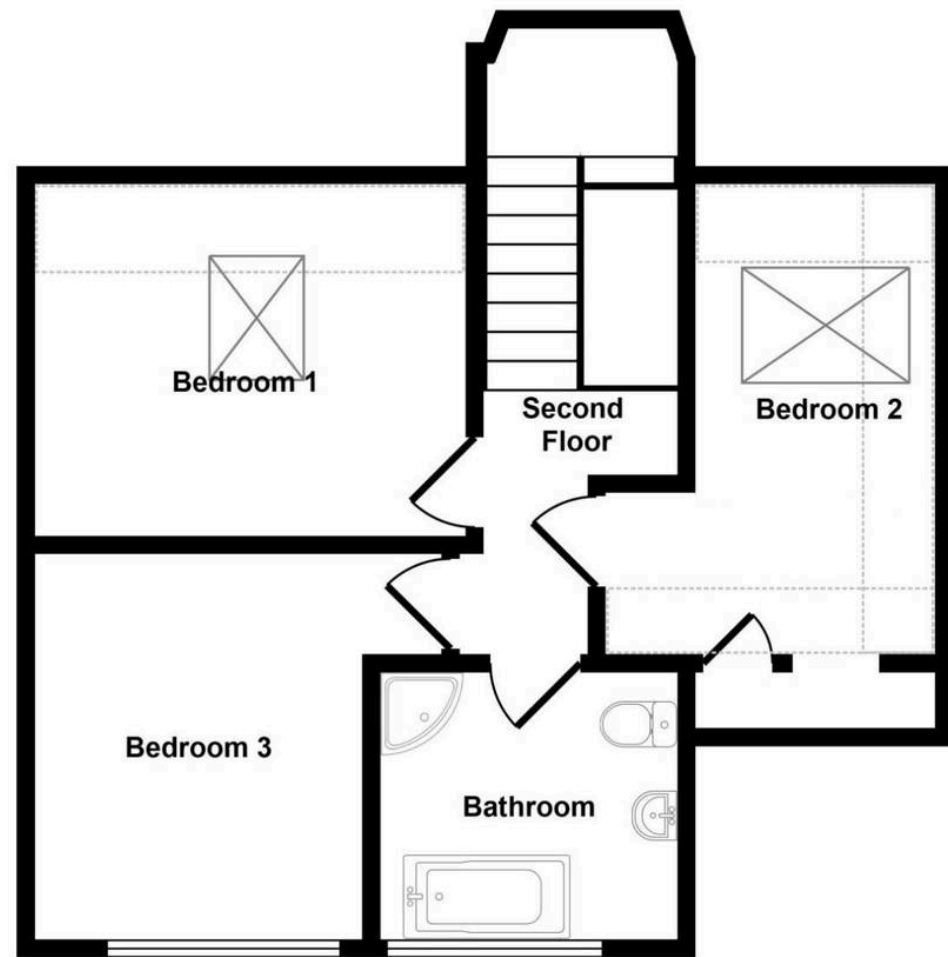
EPC Energy Efficiency Rating: D

SERVICES: Mains drainage, water, gas and electricity.

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.

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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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