



**41 Wyndham House, College Hill, Penryn,
Cornwall TR10 8FE**



PROPERTY DESCRIPTION

A chance to own one of these sought after top floor modern apartments that is situated within a tucked away location within Penryn. The Wyndham house development is situated on the Southern side of Penryn and provides convenient access to Penryn town centre, College woods and towards College reservoir.

The apartments are very popular as first time homes, investment properties or indeed they prove to be attractive to buyers who are maybe looking to potentially downsize. This particular apartment is located on the top floor and enjoys a South facing aspect and therefore enjoys the best of the days sunshine. This sunshine can be enjoyed through the French doors and Juliette balcony from the open plan living room and kitchen area.

Internally the apartment benefits from newly fitted carpets throughout, it also features the aforementioned open plan living area and kitchen, the kitchen area also benefitting from an extensive range of integrated appliances. The further accommodation includes a spacious double bedroom that enjoys views out to the rear over the communal gardens and a lovely modern bathroom and w.c. The apartment also benefits from double glazing and electric heating.

Externally the apartments benefit from the aforementioned communal gardens whilst there is also ample parking within the development, this parking being set out over two block paved parking areas.

A fantastic opportunity to purchase either a low maintenance all important first home, investment property or an apartment to downsize into and provide the ability to lock up and leave if required.

Available with no onward chain at this time. A viewing is very highly advised

FEATURES

- No Chain
- Modern Apartment
- Newly Fitted Carpets Throughout
- Kitchen With Integrated Appliances
- Spacious Double Bedroom
- Lovely Modern Shower Room
- South Facing To Rear
- Overlooks Communal Gardens





ROOM DESCRIPTIONS

Communal Entrance Hallway

A broad entrance hallway to the apartment building, door entry system to one side that connects to each apartment. The hallway leads to the communal stairs, these stairs providing access to the upper floors and the rear communal garden. The rear communal gardens are for the use of all residents and provide a shared outdoor space for residents to enjoy.

Apartment Entrance Hallway

Door from the communal hallway, newly fitted grey carpet, access to loft space with fitted ladder, door to the airing cupboard housing Pulsa coil water heater with slatted shelving over, wall mounted consumer unit, doors leading through to the bedroom, shower room and also the open plan living room and kitchen.

Open Plan Living/Kitchen Area

5.94m x 4.09m (19' 6" x 13' 5") A lovely light and airy living space that overlooks the south facing communal gardens. The living features a double glazed patio door that opens to a Juliette balcony set to the rear of the building, these doors providing a lovely aspect that overlooks the communal rear gardens, newly fitted grey carpet, television point, satellite and telephone points, wall mounted electric heater and open access to the kitchen area.

The kitchen area is divided from the living area by a recently fitted breakfast bar area, this providing that all important dining space. The kitchen comprises a modern range of fitted units with granite effect roll edged working surfaces over and part tiled surrounds. The kitchen also benefits from an extensive range of fitted and integrated appliances, these including a stainless steel oven with ceramic hob over and cooker hood above, integrated fridge freezer and integrated washer dryer, inset stainless steel sink and drainer unit with mixer tap over, fitted ceiling spotlights.

Bedroom

3.20m x 2.95m (10' 6" x 9' 8") A spacious double bedroom that is set to the rear of the apartment and overlooks the south facing communal gardens. Door from the entrance hallway, newly fitted grey carpet, double glazed window to the rear, wall mounted electric heater.

Bathroom

Door from the entrance hallway. The bathroom comprises a lovely modern white suite of a shower enclosure with glazed door and chrome mixer shower over, fitted modern vanity unit to one wall with wood block counter top over, freestanding circular sink unit with mixer tap over, low level w.c with concealed cistern, wall mounted mirror, shaver socket, extractor fan, heated chrome towel rail.

Communal Gardens

The apartments benefit from rear lawned communal gardens, these gardens facing south and being in sheltered position. the gardens can be accessed via pedestrian doors from the lower floor.

Parking

The development is fortunate to have two large parking areas, these parking areas being set to the front and side of the main building.

Additional Information

Tenure - Leasehold 125 years from 2008.

Annual ground rent: £150.00

Annual service charge: £1140.00 (Figures for the ground rent and service charge and are approximate and are yet to be verified)

Services - Mains Water, Electricity And Water.

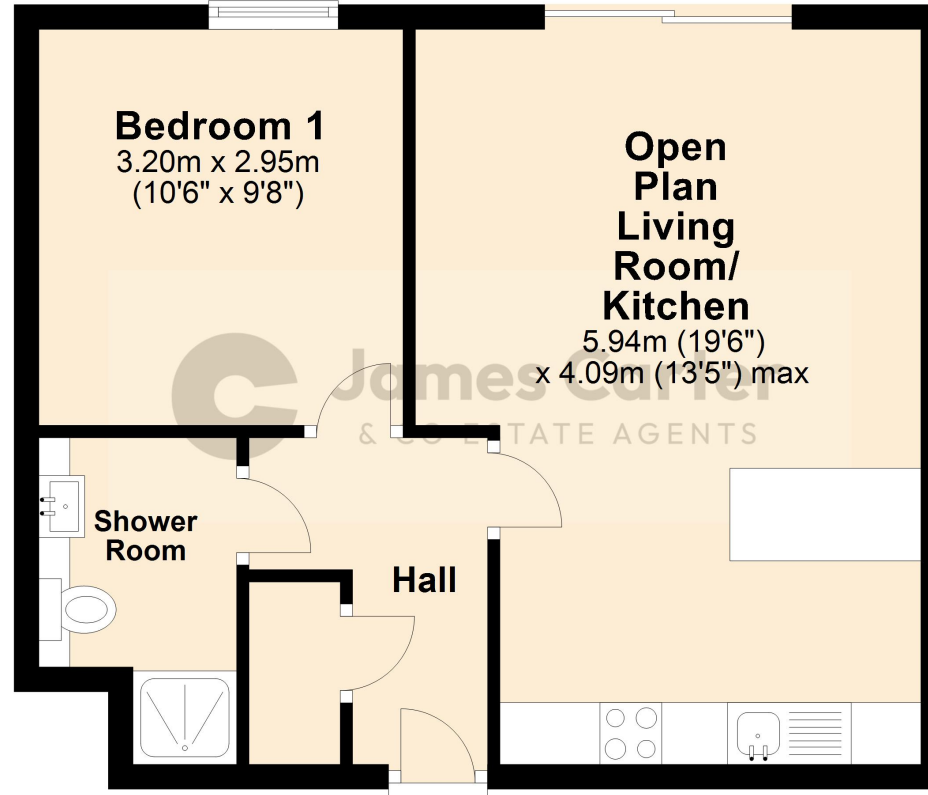
Council Tax - Band A Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	83
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 41.3 sq. metres (444.5 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.