



James Carter
& CO ESTATE AGENTS

£185,000 Leasehold



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24 Wyndham House, College Hill, Penryn,
Cornwall TR10 8FE



PROPERTY DESCRIPTION

A chance to own this much larger than average one bedroom apartment that is situated within a sought after and 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.

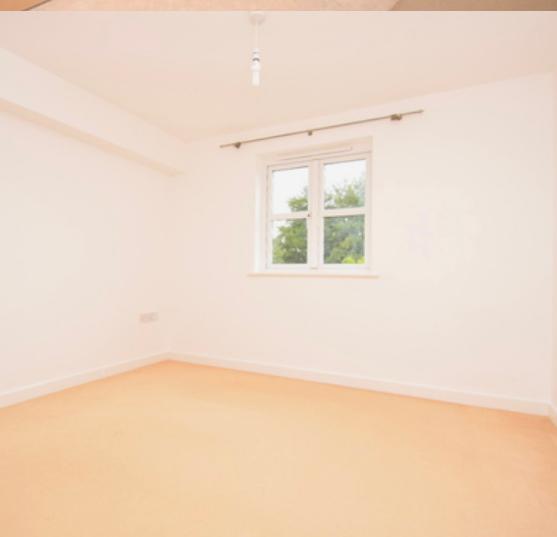
The apartments are very popular as first time homes, investment properties or indeed they prove to be attractive to buyers who are maybe looking to potentially downsize. This particular apartment is located on the end of the development, it therefore features a much larger than average light and airy dual aspect living space, this room being flooded with light from two sides. The apartment due to this larger than average living space further benefits from a more spacious kitchen area that features a comprehensive range of integrated appliances. The living room also features double glazed doors to the front that open out to a lovely balcony area, this being a perfect space to sit out and enjoy views out over the surrounding areas of Penryn.

Internally the apartment benefits from a spacious entrance hallway with two very useful storage cupboards, the apartment also benefits from the aforementioned unusually spacious open plan living area and kitchen, the kitchen area also benefits from an extensive range of integrated appliances. The further accommodation includes a spacious double bedroom that enjoys views out over the surrounding area and a lovely modern shower room and w.c. The apartment also benefits from double glazing and electric heating.

Externally the apartments benefit from communal gardens, these being set to the rear of the building. There is also ample parking within the development, the parking being set out within 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 SALE
- Spacious Modern Apartment
- Kitchen With Integrated Appliances
- Dual Aspect Living Room
- Double Bedroom
- Modern Fitted Shower Room



ROOM DESCRIPTIONS

Communal Entrance

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

A spacious 'L' shaped entrance hallway with door from the communal landing. The hallway benefits from a spacious cloaks cupboard to one side, this cupboard providing a hanging rail and ample storage space, the hallway also provides a spacious airing cupboard which houses a 'Pulsa Coil' water heater with slatted shelving over, oak finished doors from the hallway that lead to the open plan living space, bedroom and shower room.

Open Plan Living Room/ Kitchen

5.76m x 5.69m (18' 11" x 18' 8") A very spacious and much larger than average dual aspect open plan living space that is set to the front of the building, this room benefitting from double glazed sliding doors to the front that open to the balcony and an additional double glazed window to the side.

The living area within this particular apartment is much more spacious than the standard living space provided within similar one bedroom apartments on the development. Double glazed sliding doors that open to the balcony that provide far reaching views over the surrounding area, two electric wall mounted heaters, telephone, satellite and television points, wall mounted door entry system handset, double glazed window to the side and open access through to the kitchen area.

The kitchen area is once more much larger than the average kitchen space within similar one bedroom apartments.

The kitchen area comprises a comprehensive range of fitted floor, wall and drawer units with granite effect working surfaces over and matching granite effect upstands, inset stainless steel sink and drainer unit with mixer tap over, fitted stainless steel oven with hob over and cooker hood above, integrated Hotpoint washer dryer, integrated fridge and freezer, ceiling spotlights.

Balcony

2.36m x 1.09m (7' 9" x 3' 7") The balcony is situated at the front of the building and enjoys far reaching views over parts of Penryn to the countryside surrounding, this balcony providing a perfect space for a bistro style table and seating area. The balcony is accessed via sliding double glazed doors from the open plan living space and features

timber handrail with glass panels below.

Bedroom

3.25m x 2.90m (10' 8" x 9' 6") A spacious double bedroom that is set to the front of the apartment, this lovely and light double bedroom is positioned at the front of the building and enjoys views out over the surrounding area. Door from the entrance hallway, double glazed window to the front, wall mounted electric heater, telephone and television sockets.

Shower Room

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, modern fitted 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 end of the hallway, an upper landing area or alternatively via some steps located at the side of the main building.

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 B Cornwall Council.

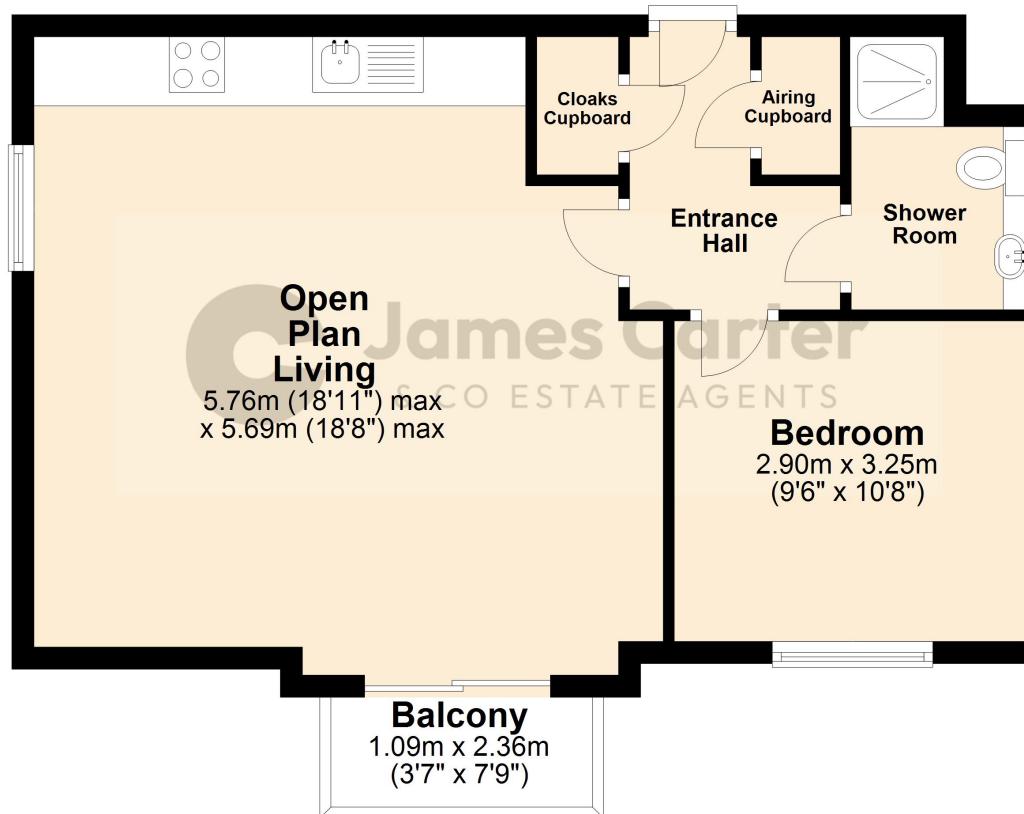
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
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(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

FLOORPLAN

Ground Floor

Approx. 49.3 sq. metres (530.1 sq. feet)



Total area: approx. 49.3 sq. metres (530.1 sq. feet)

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