



1 Fountain Court Smithick Hill, Falmouth

Guide Price £215,000 Leasehold

A modern, well-presented, two-bedroom apartment in a town centre location, ideal as a permanent home or holiday/long term let. No onward chain.

Heather & Lay
The local property experts

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- Two bedroom apartment, main en suite
- Great town centre location
- Open plan kitchen/living/dining room
- Balcony
- Modern & well presented

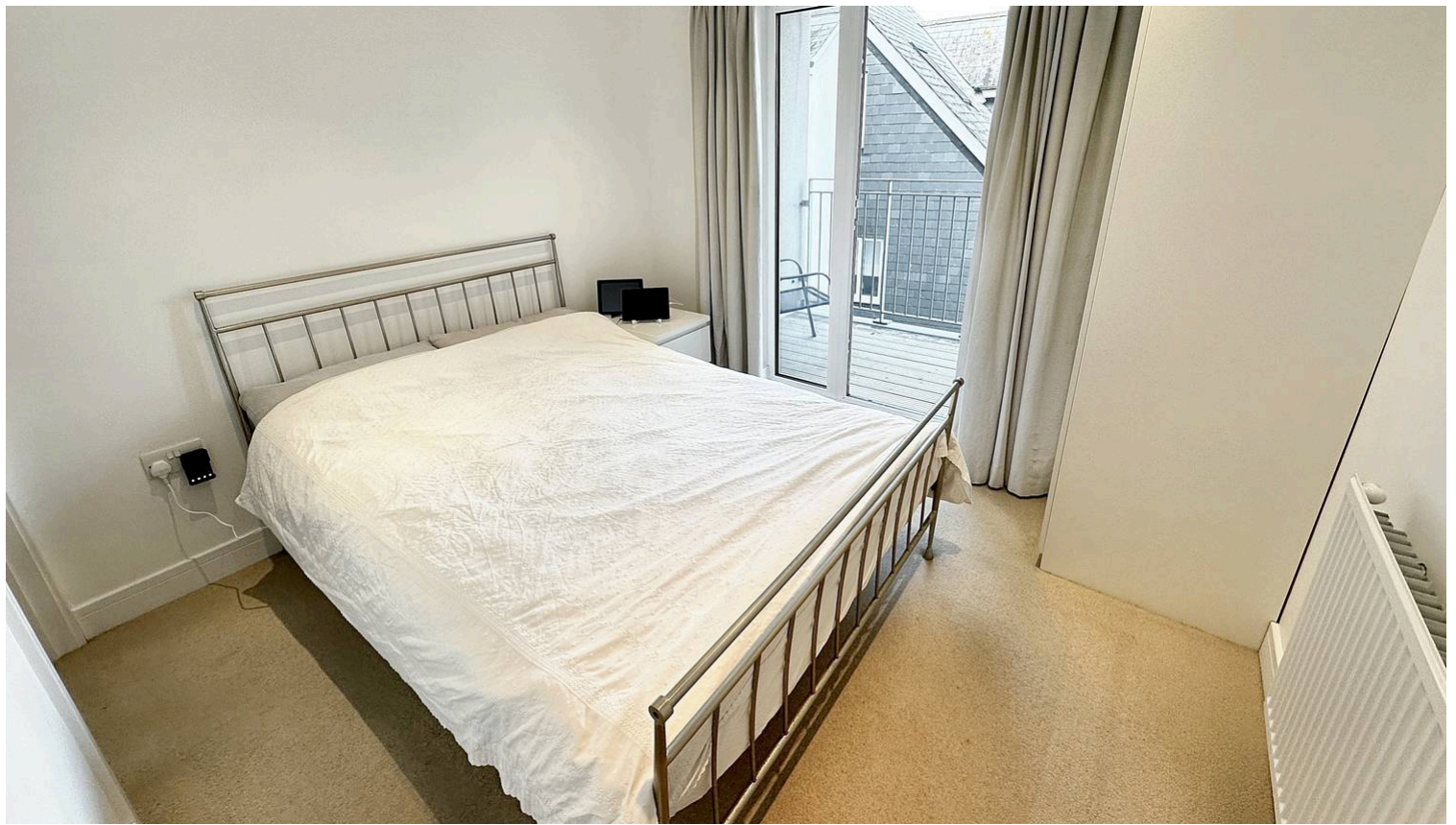
THE PROPERTY

One of eleven apartments within a small development in the heart of Falmouth town being sold with no onward chain. This stylish, modern apartment is well presented and ready to move straight into or be used as a long term or holiday let. Accommodation comprises an open plan kitchen/dining/living room and two double bedrooms, one with en-suite plus a separate bathroom. The apartment offers plenty of space and benefits from its own private balcony, accessed from the kitchen/living/dining room and bedroom one, allowing you to relax outside on those summer evenings or, alternatively, a short walk into the town centre to one of the many popular establishments that Falmouth has to offer!

- Communal store room
- No onward chain
- EPC Energy Efficiency Rating: B
- Council Tax: B

THE LOCATION

100 yards from the apartment you are in the centre town with its eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent, as well as great places to eat and drink. Falmouth's seafront, on the town's southern side is within walking distance, with its sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the South West Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Events Square has a wonderful vibrancy and is a remarkable success with The National Maritime Museum, restaurants, bars and retail outlets. The town hosts events throughout the year, such as Falmouth Classics, the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival as well as many big-name attractions.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

COMMUNAL HALLWAY

The communal door for the apartment is half way down the steps to the right hand side of Fountain Court, in the communal hallway there are doors on the left with lockable stores for each apartment.

HALLWAY

Doors accessing all rooms. Coat/shoe/storage cupboard. Entry phone system to allow guests into the building.

KITCHEN/DINING/LIVING ROOM

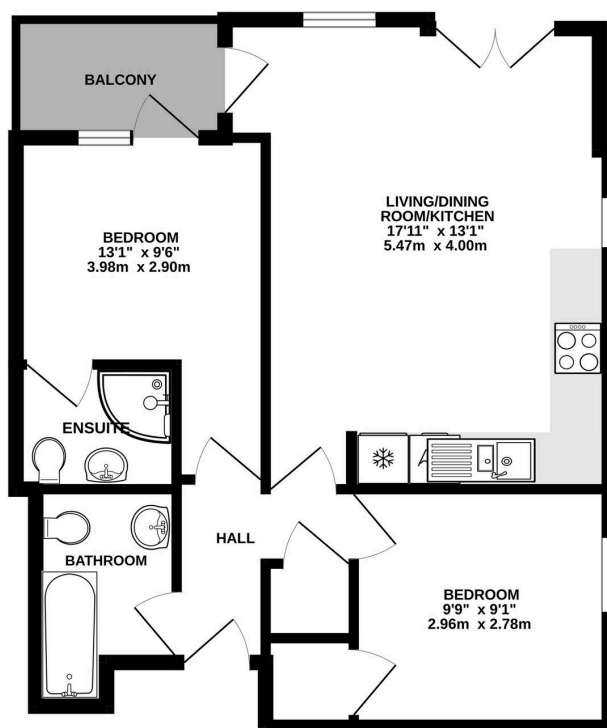
17' 11" x 13' 1" (5.47m x 4.00m)

A modern kitchen with range of white high gloss base and eye level units complimented by black worktops with inset stainless steel sink with mixer tap. Built-in appliances including electric oven, hob with extractor over, washer/dryer and fridge with freezer compartment. Glass splashback. Cupboard housing 'Worcester' gas combination boiler. Glazed door onto balcony (also accessed from bedroom one), French doors onto Juliette balcony and windows to front and side. Ceiling spotlights. Radiator.

BALCONY

Metal balustrade and composite decking. Accessed from the open plan kitchen/living/dining and bedroom one.

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BEDROOM ONE 13' 1" x 9' 6" (3.98m x 2.90m)

Window and glazed door out onto the balcony (also accessed from the kitchen/dining/living room) with enough room for a small seating area. Radiator. Door to....

EN SUITE

Modern white suite comprising corner shower cubicle with glass sliding door, plumbed shower over, wall mounted hand basin and WC. Mostly tiled. Extractor. Radiator.

BEDROOM TWO 9' 9" x 9' 1" (2.96m x 2.78m)

Window to side. Wardrobe with built-in shelving, wood effect flooring. Radiator.

BATHROOM

Modern white suite comprising WC with push button flush and hidden cistern, bath with shower over, glass screen and pedestal hand basin. Shaver point. Tiled wet areas. Radiator.

SERVICE CHARGES – The property is Leasehold with a 999 year lease from 2012, the service charge is currently (March 2025) £305.97 quarterly. Managed by Silverkey Property Management. 01872 858948.

No Pets allowed. Holiday and Long Term Let by approval of the Management Company.

SERVICES: Mains electricity, gas water & drainage

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