



4 Penmere Court, Falmouth

Guide Price £235,000 Leasehold

Heather & Lay
The local property experts

- 2 Bedroom First Floor Apartment
- Large Sitting Room
- Distant Cove & Sea Views
- Convenient Location To Train Station & Bus Stop
- Beautifully Kept Landscaped Communal Gardens
- Garage & Residential Parking
- Double Glazing
- 999 Year Lease With Share Of Freehold

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

SERVICES; Mains electricity, water & drainage

THE PROPERTY

First floor apartment located in this quiet cul-de-sac, within walking distance to town. The communal entrance for this block contains only 4 apartments in total with the remaining blocks providing separate accesses. The accommodation comprises two bedrooms, modern shower room, kitchen, large sitting room with distant sea views and overlooking the enclosed and well stocked communal gardens. Garage located across the road and visible from number 4, with residential parking available to the front of the building as well as in front of number 4's garage.





THE LOCATION

Great location just a few hundred yards from Penmere train station and within walking distance to town, amenities and harbourside, with Swanpool Nature Reserve and beach accessible via a leafy tree-lined public footpath. Boslowick shops, petrol station, amenities and the early til late Co-op are all within a short walk away from the property. There is a regular bus service providing access into Falmouth and Penmere Train Station is a few hundred yards away which offers railway links both into Falmouth Dell, The Docks, Penryn and onto Truro, with links to Penzance, London Paddington and other principle cities. Falmouth is renowned for its beautiful period buildings and wonderful sailing waters; a true sailors town Falmouth has seen a renaissance over the past ten years and offers a vast array of bars, restaurants and pubs to suit all tasters. Famed for its many inspired eateries, festivals and regattas, the town also offers a good selection of shops, from boutiques to high street retailers. No wonder then, that Falmouth is consistently voted in the top ten favourite places to live in the UK.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

From the parking area, right in front of the property you enter via a door into the communal entrance hallway with stairs to the first floor. Flat 4 is situated at the top of the stairs on the right-hand side. Entrance door to.....

HALLWAY Providing access to all rooms. RCD fuse board and storage cupboards. Loft access above with ladder, lighting and partially boarded.

SITTING ROOM 14' 5" x 13' 3" (4.39m x 4.04m)

The large UPVC window to the rear offers distant views of the sea and cove at Swanpool and overlooks the well-kept communal gardens. An almost square room. TV points. Electric radiators.

KITCHEN 10' 7" x 6' 7" (3.23m x 2.01m)

Double glazed window to the front with a pleasant outlook towards Bickland Hill and the apartments garage is in view across the road. Range of wood effect base and eyelevel units with roll top work surface and inset stainless-steel sink. Free standing electric cooker. Space for white goods.



BEDROOM ONE 12' 0" x 10' 7" (3.66m x 3.23m)

UPVC window overlooking the communal garden and distant sea and cove views. Built-in wardrobe. Electric radiator.

BEDROOM TWO 11' 6" x 6' 8" (3.51m x 2.03m)

UPVC window to front. Built-in wardrobe. Electric radiator.

SHOWER ROOM

Glass shower cubicle with twin sliding doors and electric shower over. White WC, pedestal hand wash basin. Obscure window to the front elevation. Large airing cupboard with slatted shelving housing the modern hot water tank.

COMMUNAL GARDEN

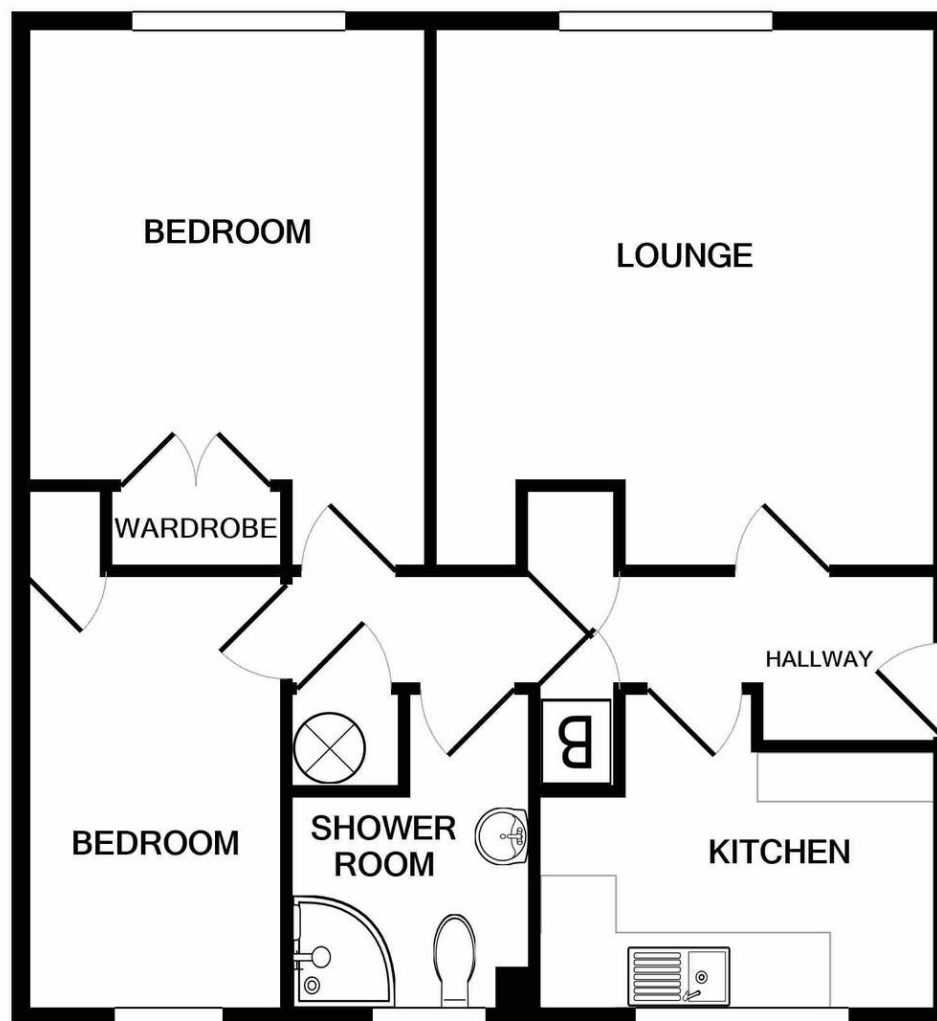
Tarmac residential parking spaces is available to the front of the property while to the rear is a fine communal garden that offers a quiet peaceful place to sit and enjoy. Excitingly and unusually this apartment comes with a garage! One in a block of two that can be seen from the kitchen window.

GARAGE 16' 6" x 9' 1" (5.03m x 2.77m).

Metal up and over door. Roof storage.

TENURE

999 years commencing 1980. We understand the freehold is owned by Penmere Court (Falmouth) Management Company Limited, made-up of the leaseholders all having a share of the freehold with no ground rent charge. Maintenance charge for the current financial year per quarter: £265.00 (1060.00 per annum). The development is for owner/occupier residency only, no rental or subletting or holiday letting permitted.



4 PENMERE COURT, FALMOUTH, CORNWALL, TR11 2RN.
TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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