



Flat 2, 3 Quay Hill, Falmouth

Guide price £165,000 Leasehold

One-bedroom flat in central Falmouth with modern kitchen & gas central heating. Close to amenities & transport links. No onward chain.

Heather & Lay
The local property experts

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- Excellent Central Location
- Recently Refurbished
- One Bedroom Apartment
- Well Presented Throughout
- Close To Amenities And Harbourside
- Potential Investment Opportunity
- No Onward Chain

THE PROPERTY

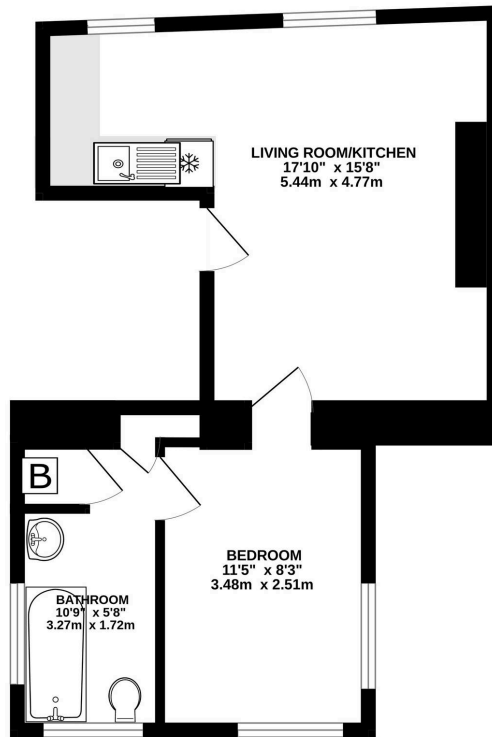
Even stood to the front of 3 Quay hill, you are reminded of just how good this location is, with the harbour and estuary in your sights, and Arwenack Street with all the shops, bars and restaurants right on your doorstep. Stepping inside and up the communal stairs, you come to the entrance to flat number two. Entering the apartment you are immediately greeted by a light filled and recently renovated kitchen/dining/living space. This room benefits from a newly appointed kitchen, new carpets and redecoration giving it a modern feel. Light pours through the large uPVC double glazed windows providing a much greater feeling of space. Leading on from the living room into the bedroom, there is plenty of space for a double bed and storage, also equally benefiting from the refurbishment. On from the bedroom, we also find the bathroom, with a bath with plumbed shower and cupboard containing the Ariston gas combination boiler powering the gas fired central heating system.

THE LOCATION

Quay Hill, where this property is located is wonderfully convenient for walking to all that is lovely about Falmouth with pathways meandering from here, down to the town and harbourside, whilst the seafront and beaches are less than a mile away. The local 'Providore' café/tapas bar is inspirational and the nearby 'Sea View Inn' is a must. Junior and secondary schooling facilities are nearby at King Charles and Trescobear and many faculties of the Combined University of Cornwall are within a few minutes walk along Woodlane. Convenience stores are close by at Albany Road, regular bus services lead onto The Moor and nearby railway stations at The Dell and Penmere provide a direct link to the cathedral city of Truro. Falmouth town and harbourside hosts an eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink. The Events Square has created a new vibrancy to the harbourside and is a remarkable success with its quality food, fashion and sailing wear shops. The square 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.



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 377 sq.ft. (35.0 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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Council Tax band: A

Tenure: Leasehold with Share of Freehold

999-year lease from July 1988

No service charge or ground rent, Flat 2 contributes 30% towards building insurance and maintenance costs as required.

EPC Energy Efficiency Rating: C

Services: mains electricity, gas, water & drainage

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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.

