



## Flat 3, Tremorvah Court, Swanpool

Guide price £230,000 Leasehold

Set within a low-density purpose-built development, with access to Swanpool beach a few minutes' walk away, this 2-bedroom ground floor flat with fabulous sea and coastal views makes great sense as a small permanent home, for holidays and investment. A generous terrace, communal grounds, plus parking and storage.

**Heather & Lay**  
*The local property experts*

Residential Sales 01326 319767  
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN  
www.heather-lay.co.uk





- Brilliant Views To Sea & Coastline
- Recently Refurbished Two Bedroom Apartment
- Open Plan Living/Dining/Kitchen
- Close Proximity To Swanpool Beach, Nature Reserve & Falmouth Golf Course
- Footpath To Beach Moments' Away
- Terrace Giving Level Access To The Apartment
- Communal Garden & Storage Area
- Permit Parking
- Ideal Holiday Let
- No Onward Chain

#### THE PROPERTY

Wonderful to look out over Falmouth Bay and be near the golf course, this recently refurbished two-bedroom apartment would make a great holiday home/long let or permanent residence. The main wow factor for this ground floor apartment is the stunning views over Swanpool beach, looking towards the bay and St Anthony's head. The apartment comes with permit parking to the front and a paved terrace providing outdoor space to take in the views. The apartment has been recently refurbished giving it a light and airy feel consisting of an open plan kitchen/dining/living room with uPVC double glazed windows and door looking beyond the terrace towards the bay.

There are also two further double bedrooms along with a brand new bathroom consisting of a bath, W/C and hand wash basin. This is an extremely well-presented apartment, where viewings are highly recommended. Share of Freehold and no onward chain

#### THE LOCATION

Located on Falmouth's southern side, situated a few minutes' walk to Swanpool beach and to the coastal footpath, leading via Maenporth beach, to the Helford River. Up the hill, there is also the Falmouth golf club with the Above the Bay restaurant, just moments away!

A 5-10 Minute drive is Falmouth town and Harbourside where there is an excellent and diverse selection of restaurants, bars and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro, for Exeter and London, Paddington.

Falmouth Docks and Pendennis Shipyard are major contributors to the town's economy and, along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all-year-round vibrant community. Falmouth is consistently ranked as one of the top five places to live in the UK.





## TENURE

999-year lease from 2000. Freehold owned by Tremorvah Court Management Co. Ltd. Maintenance charge £1092 per annum.

## AGENTS NOTE

- 1) Well behaved pets are permitted.
- 2) Within Tremorvah Court, there is a mixture of those residing, long-term letting, and a holiday let.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

## ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

## PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.