



E Gyllyng Flats, Falmouth

Guide price £125,000 Leasehold

This studio apartment, located right in the heart of Falmouth is prime for renovation and boasts some of the most incredible views in Falmouth of the harbour and beyond.

Heather & Lay
The local property experts

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- Studio Apartment
- Renovation Opportunity
- Fantastic Views
- Located In The Heart Of Falmouth
- Shops And Amenities Nearby
- Walking Distance To Train Station
- Walking Distance To University Campus
- UPVC Double Glazing
- No Onward Chain

THE PROPERTY

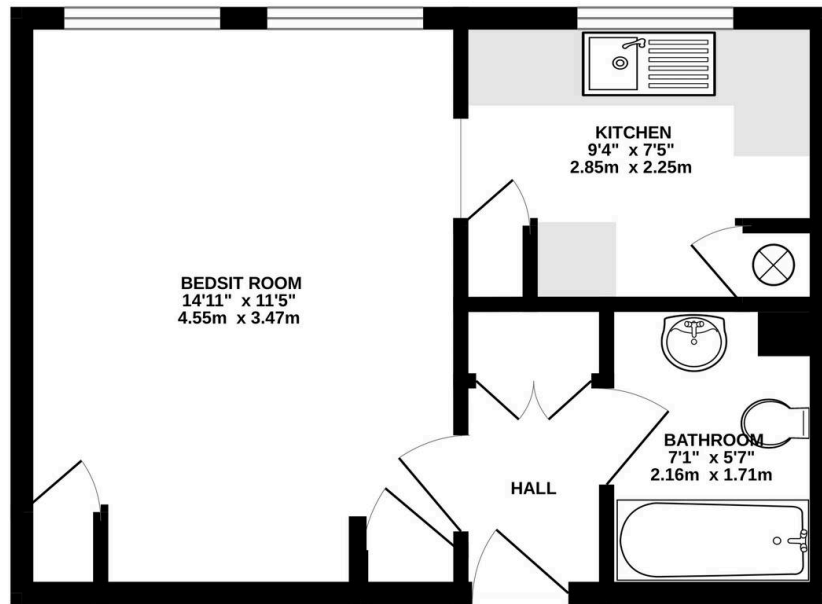
Just a short walk from Arwenack Street and the harbour front, Gyllyng flats are in a raised position providing them with both convenience to Falmouth and the most incredible views of the harbour. Up one flight of stairs from the communal entrance, flat E is a studio apartment with a well proportioned living/bedroom space with separate kitchen and bathroom with bath and electric shower over. The apartment is prime for renovation throughout with plenty of potential to make the most of the extraordinary view from the twin UPVC double glazed windows. The kitchen is again, well proportioned with plenty of counter top space and also has a window looking out towards the harbour.

THE LOCATION

Gyllyng Street is a vehicular no through road, tucked behind the town's Arwenack and Church Streets, where this property 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 Trescobeas 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
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA - 306 sq.ft. (28.5 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

EPC - E

TENURE - Leasehold (with share of Freehold) 999-year lease from 29/09/1992

No pets or holiday lettings permitted but short hold and long term tenancies are permitted. Currently (July 2026) a service charge of £1,725 is payable bi-annually or monthly to Homeline Property Management Company Ltd covering communal areas and exterior maintenance.

Services: Main Electricity, water & drainage

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.

