



1A Harbour Court, Falmouth
Offers in Excess of £230,000



CLIVEPEARCE

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£230,000

A spacious two double bedroom town centre flat with excellent harbour views. Great location in the heart of this vibrant harbour town. Single garage. Within walking distance of Gyllyngvase Beach.

Property Description

Why You'll Like It

This spacious two double bedroom flat is ideally located in the heart of Falmouth which is a thriving harbourside town loved by sailors, surfers, artists and foodies alike. The property is situated just one street back from the high street with the vast array of shops, restaurants, pubs and bars within easy reach. Also nearby is the National Maritime Museum, Pendennis Castle and Gyllyngvase Beach which is popular with surfers and paddle boarders. The property has a spacious entrance hallway with storage cupboard and airing cupboard. The living / dining room has a commanding view across rooftops toward Falmouth Docks and The Roseland Peninsula in the distance. There is a narrow tiled balcony which you can step out onto to enjoy the sights and sounds of the harbour. The property has a fitted kitchen with built-in single electric oven and ceramic hob and space and plumbing for a washing machine with further space for fridge and freezer. There is a range of fitted base and wall units with laminate work surfaces and a 1.5 bowl sink fitted. There are two double bedrooms with built-in wardrobes and bedroom two has a super view across rooftops of the harbour towards Flushing and Trefusis. The shower room has a white WC and basin and is fitted with a double width shower enclosure with Mira electric shower. Underneath the building there are a number of garages and the property comes with one single garage with up and over door. The flat is leasehold and has the balance of a 999 year lease from 1971.

Where It Is

Falmouth is frequently heralded as one of the best places to live in the UK with several beaches, a thriving town, harbour and regular events. Many of the activities revolve around the water from sailing and kayaking to sea swimming, snorkelling, paddle boarding, surfing, kitesurfing, windsurfing, diving and much more. With a host of coastal walks you'll never be short of things to do. Families are well catered for too with both primary and senior schools, parks, gardens and much more. The town has two cinemas, theatre, galleries, shops, bars, cafes and restaurants. Transport links are excellent and the branch line train links to Truro with a mainline service to London and the north. Falmouth University has developed into a highly regarded arts and

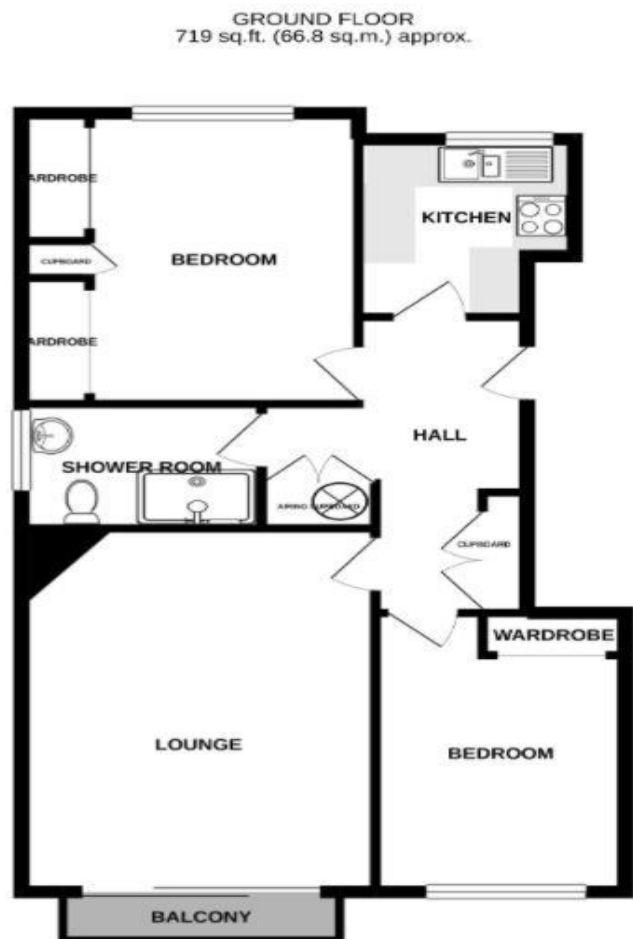
media centre and this has led to Falmouth becoming a centre for culture. From the property you can walk easily into the vibrant harbourside town with waterfront pubs and restaurants just moments away. Surfers and sun worshippers love Gyllyngvase Beach and Swanpool Beach. If you love to explore then the ferries to Flushing and St Mawes offer great routes for day trips or for the more adventurous the Southwest Coast Path awaits!

Services And Tenure

Leasehold - Remainder of 999 year lease from August 1971 Maintenance is £1684 per year paid as £421 per quarter (currently) Garage is £200 Per annum currently (£100 paid half yearly) Council tax band C Mains drainage, water and electricity

Agent's Note

This property is not suitable for holiday letting as the lease specifically prohibits it.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

