

**FOR SALE**



**Gyllyng Street, Falmouth**  
**Guide Price £185,000**

  
**MARTIN&CO**



## Gyllyng Street, Falmouth

Guide Price £185,000

- 5 MINUTES TO TOWN CENTRE
- ESTUARY VIEWS
- BIJOUX FLAT
- GARAGE
- AMAZING LOCATION

**NO CHAIN!** A second floor flat in the heart of Falmouth town with a wonderful estuary view from the lounge plus a GARAGE.

This bijoux one bedroom flat is situated on the second floor of this small purpose-built block of flats and has a wonderful estuary view from the lounge window. The block has recently undergone a programme of external maintenance.

Gyllyng Street is right in the heart of Falmouth town centre, around a 5 minute walk to the Cornish Bank on Church Street and superbly situated for the shops, restaurants, harbour, beaches and other amenities that Falmouth has to offer.



Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw from Swans Reach. There are numerous yacht and sailing clubs nearby with some of the finest day sailing waters in the UK and Falmouth Golf Club is located at Swanpool. Being home to the world famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.

Heating – electric

Leasehold plus Share of Freehold

Lease Term - 958 years remaining

Council Tax Band - A

EPC - E

Service Charge - £862.50 for April 2023 - March 2024

No Ground Rent

There is no parking permitted on the forecourt

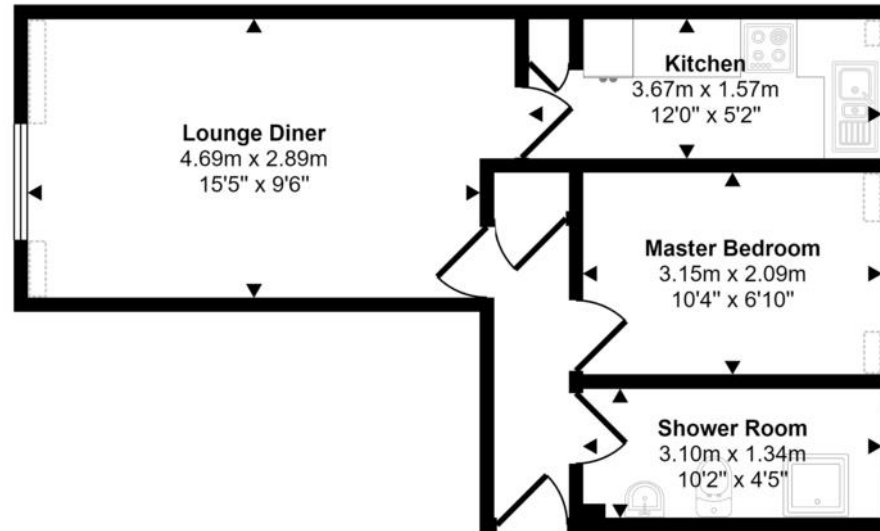
The property has previously been let on an AST for £800 pcm.

Holiday letting is not allowed in the block.






Approx Gross Internal Area  
35 sq m / 377 sq ft



Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.