

**FOR SALE**



**Trevissome Court, North Parade**  
**Guide Price £135,000**

  
**MARTIN&CO**

## Trevissome Court

Guide Price £135,000

- CLOSE TO FALMOUTH MARINA
- GOOD NATURAL LIGHT
- WALKING DISTANCE TO AMENITIES
- ALLOCATED PARKING
- CASH PURCHASE ONLY

**CASH BUYERS ONLY** – Ideally situated for Falmouth Marina, this two-bedroom FREEHOLD apartment with off street parking would make an ideal purchase for those looking to be mortgage free, within walking distance of all the amenities of Falmouth and Penryn.



You enter the property via a porch with stairs leading up to a hallway. Doors lead off the hallway into all rooms.

The kitchen enjoys a front aspect with partial views of the waterfront and has been fitted with a range of white-gloss wall and base units with a ceramic sink and drainer plus space for a washer-dryer, fridge freezer and free-standing cooker. The splashbacks are tiled.

The bathroom is fitted with a bath with an electric shower over and shower panel. It is part tiled and has a sink with mixer tap inset into a 2 drawer vanity unit and a low level WC with push button flush.

The main bedroom is a very large double at the front of the flat, with lots of room for free standing wardrobes and other furniture. This room was originally intended to be the lounge and is bright with dual aspect windows.

The current lounge is at the rear of the flat but could also be the main (double) bedroom.

There is a second, smaller, bedroom with a rear aspect.

The flat has large uPVC windows throughout and having a slightly elevated position this provides lots of natural light to the property.

Externally there is allocated parking and an outside store.



#### AGENTS' NOTE:

This is a Freehold apartment and so is generally considered a cash purchase only. Accordingly, the property has been priced to reflect this.

However, other properties in the development have created leases between properties above/beneath with negotiations between themselves making their property fully mortgageable.

**This is not something that would be done prior to sale**

**FEATURES:**

Tenure – Freehold

There is no Service Charge or Ground Rent

Allocated Parking

External Store

EPC – E

Electric Storage Heaters

Electric Immersion for Hot Water

UPVC Double Glazing

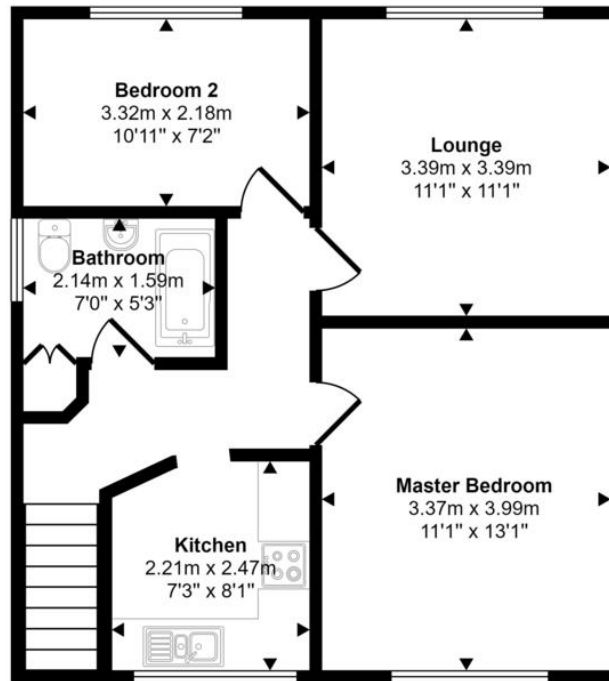
Council Tax Band A

**LOCATION :**

Trevissome Court is located off North Parade with a tucked away position, opposite Falmouth Marina. It is ideally situated for both the amenities of Penryn and Falmouth and is less than a 10 minute walk to Lidl Supermarket and a 20 minute walk to Falmouth High Street. It is also very well located for both Penryn and Falmouth University.

Falmouth is a charming coastal town and a popular destination renowned for its maritime heritage, beautiful scenery, and vibrant atmosphere. Situated on the south coast of Cornwall, Falmouth boasts stunning beaches, scenic coastal walks, and a picturesque harbour. Falmouth is home to the renowned National Maritime Museum Cornwall, which offers fascinating exhibits on the region's maritime history and global seafaring heritage. The town also hosts various festivals and events throughout the year, including the Falmouth Week sailing regatta and the Falmouth Oyster Festival to name just a few. With its lively waterfront, quaint streets lined with shops and galleries, and an array of restaurants serving fresh seafood, Falmouth offers a delightful mix of seaside charm and cultural attractions. It's an ideal destination for anyone seeking relaxation, adventure, or a taste of Cornwall's rich maritime culture.

Approx Gross Internal Area  
51 sq m / 554 sq ft



First Floor

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.