

FOR SALE



Harbour Court, New Street
Guide Price £295,000


MARTIN&CO

Harbour Court

Guide Price £295,000

- FABULOUS RIVER VIEWS
- BALCONY
- LARGE GARAGE
- TWO DOUBLE BEDROOMS
- REFURBISHMENT OPPORTUNITY

A spacious two double bedroom penthouse apartment with outstanding river and harbour views, just a stone's throw away from Falmouth's vibrant town centre, with the added benefit of a secure garage. The apartment offers a huge amount of potential, subject to the usual consents.

This second floor / penthouse apartment enjoys stunning panoramic views of Penryn River across Carrick Roads to Trefusis Head, over the inner harbour and docks, taking in an outlook of both Pendennis and St Mawes Castle along with the coastline of the Roseland Peninsula.

The building is accessed via both an external staircase which leads to the front door and an internal staircase which takes you up to the apartment. There is a small landing on



the second floor with a door to the apartment and a storage room which the owner uses as a utility room.

On entering the apartment there is a hallway with a window providing wonderful views across the harbour and doors to all rooms. There is a dual aspect lounge / dining room which has large sliding glass doors going onto the balcony and these provide wonderful far-reaching river and countryside views. There is also a window to the side of the room providing wonderful harbour and river views. There is a separate kitchen, a shower room with a separate WC and two double bedrooms.

There is a large, secure lock-up garage, located on the ground floor of Harbour Court. We are also informed that the owner has commenced works to convert the roof-space of the apartment into a further bedroom and bathroom.

The apartment offers a huge amount of potential, subject to the usual consents.

Harbour Court is conveniently situated on New Street, with an excellent range of shops, services and leisure amenities along the high street, just a couple of minutes' walk away. The town's railway station is nearby at The Dell with a regular service to Penryn and the cathedral city of Truro where you can connect to mainline trains to the rest of Cornwall and beyond.

Second Floor (No Lift)

EPC: D

Council Tax Band B

Electric Heating & Hot Water

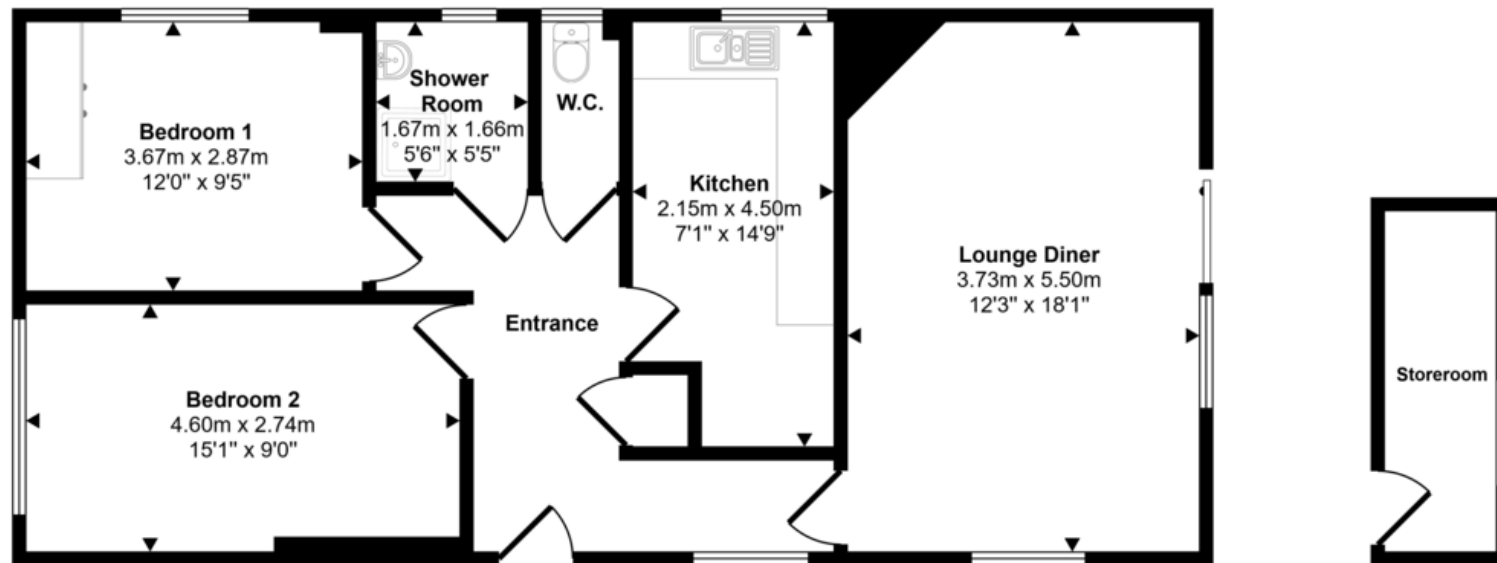
Share of Freehold

Service Charge : £536 per quarter / £2144 per annum

Large Garage (17ft 3 wide x 18 ft 6 long / 5.2m wide x 5.6m long)



Approx Gross Internal Area
75 sq m / 809 sq ft



Floorplan
Approx 71 sq m / 764 sq ft

Storage Room
Approx 4 sq m / 46 sq ft

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

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>



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.