

FOR SALE



Trevethan Court, Falmouth
Guide Price £385,000


MARTIN&CO

Trevethan Court

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- INCREDIBLY SPACIOUS
- STUNNING ESTUARY & HARBOUR VIEWS
- FANTASTIC NATURAL LIGHT
- LARGE BALCONY
- GARAGE & COMMUNAL PARKING

A prime, first floor apartment within Trevethan Court, with stunning, elevated views from Flushing village across the Carrick Roads, to Falmouth Harbour and Pendennis Point!

A prime, first floor apartment within Trevethan Court, with stunning, elevated views from Flushing village across the Carrick Roads, to Falmouth harbour and Pendennis Point. The apartment offers incredible living space with exceptional light, plus a large balcony and separate garage.

The apartment is entered on the first floor, accessed via stairs, with the landing shared with one other apartment. There is an entrance hall, with lots of space for coats and shoes, and a door to a large bathroom, which has a bath and separate shower.

A door then leads you into the inner hall which leads to 3 bedrooms, the kitchen and an open-plan lounge and dining room.



The principal bedroom is on the right as you enter the apartment, it is a spectacular double bedroom with a large, 8ft wide bay window giving uplifting views from Flushing, passed St Mawes, across Falmouth harbour, to Pendennis Point and out to sea. There are plentiful bespoke, built-in wardrobes along one side and a door leads into a modern en-suite bathroom which benefits from an external window for ventilation.

On the left side of the apartment there is a single bedroom and another double bedroom with built-in wardrobes and a Juliette balcony.

The kitchen is modern and in good condition, with cream floor and wall units, a gas hob and inset electric oven, plus an extractor hood. There is a small breakfast bar and a serving hatch through to the lounge. A stainless sink and a half with draining board and mixer taps is situated under a large window which provides lots of natural light and stunning harbour views to enjoy. There is also a glass panel door leading onto the balcony.

At the far end of the apartment, you come to the wonderful dual-aspect open-plan, lounge and dining room. Measuring over 23 ft from front to back, this impressive room provides versatile space and is bathed in natural light, with windows all around. Large glass doors open out onto the balcony, providing mesmerising views across the Carrick Roads, Falmouth Harbour, Pendennis Point and beyond.

Once on the balcony, there is plenty of space for relaxing and enjoying the 190 degree views, from Flushing, passing St Mawes, to Pendennis Point and beyond!

The glittering waters on a sunny day are quite spellbinding, and this apartment truly offers some of the best, far-reaching coastal views in Falmouth.



Externally, Trevethan Court is a very well cared-for, purpose-built development, constructed in the 1980s, surrounded by mature bushes, trees, flower beds and lawns. It is entered from Mitchell Road via a large driveway and there is plentiful parking for residents and guests, plus a number of garages.

Garage – Single size

Unallocated Parking

Gas Central Heating

EPC – C

Council Tax Band D

TENURE 999 year lease created from new in 1989.

'The New Trevethan Court Management Company Limited' is a company formed to manage, maintain and insure the building.

The service charge for 2025/2026 is £1805.74 per annum. Each flat owner is a shareholder within the Management Company.

The managing agent is Belmont Property Management.

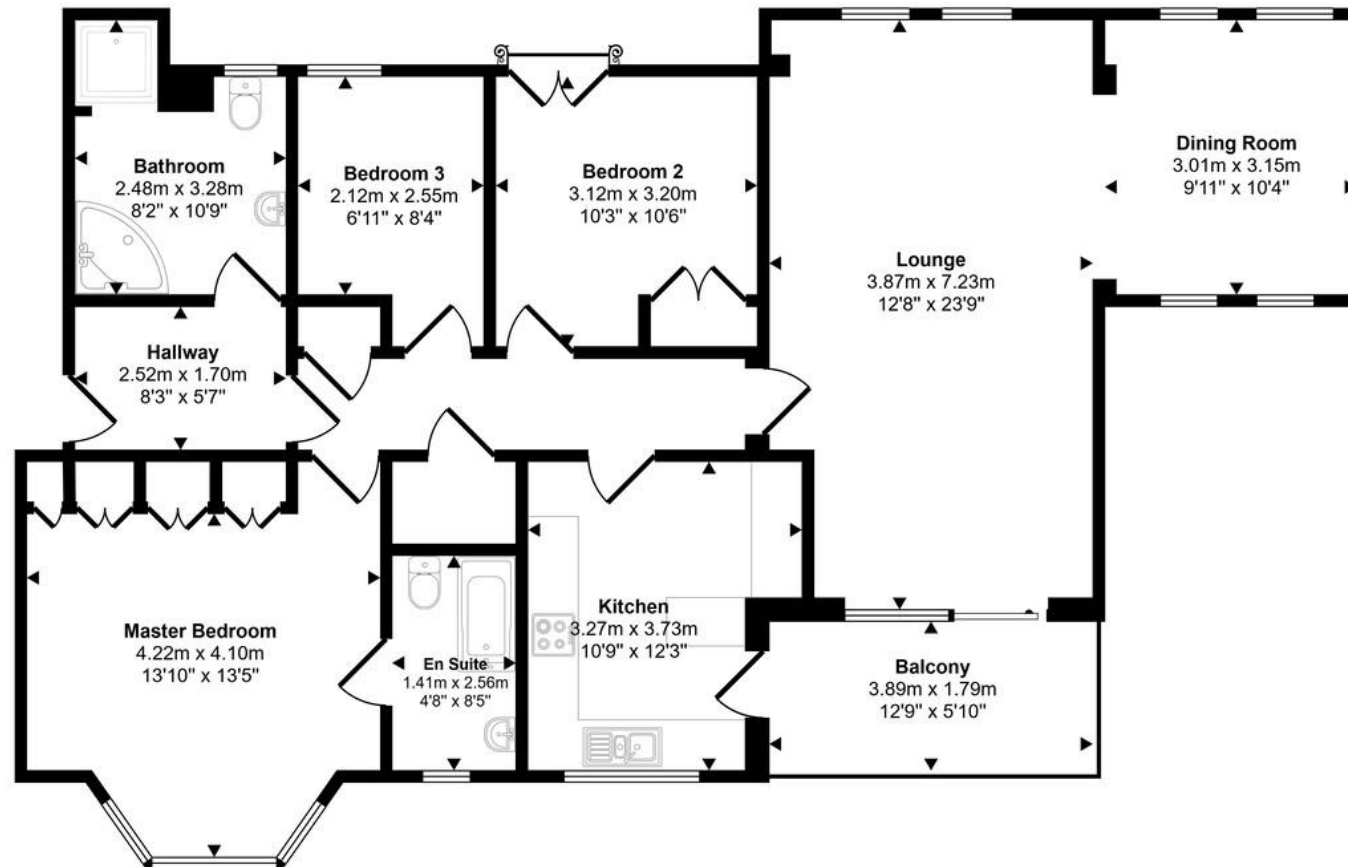
Long lets are permitted.

LOCATION

Positioned above Falmouth Town and Harbour, Trevethan Court has an enviable position, benefitting from exceptional, elevated water and coastal views. Just 0.2 miles / a five-minute walk to the High Street, all the amenities of the town are virtually on your doorstep, with an array of boutiques, cafes, pubs and restaurants all within a mile and Gyllyngvase Beach just over a mile away. Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK. Additionally, Falmouth is also a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area
109 sq m / 1178 sq ft



Floorplan

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This floorplan is only for illustrative purposes and is not a scale drawing. Measurements are approximate and no responsibility is taken for any error, omission or misstatement of items shown. Bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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