



7 Fisher Court Campbeltown Way, Falmouth

Guide Price £380,000



Heather & Lay
The local property experts

- Well Presented First Floor Apartment With Small Balcony
- Fantastic Location With A Level Walk To Amenities, harbourside and Town.
- Secure & Private Gated Development
- Two Double Bedrooms & Spacious Open Plan Living
- Modern Kitchen & Bathroom
- Currently A Successful Holiday Rental Or Ideal Residential Purchase
- Access To Port Pendennis Marina
- Restaurants, Cafes & Amenities All Nearby
- Visitor Parking Spaces Nearby
- Share Of The Freehold. NO ONWARD CHAIN

THE PROPERTY - This exceptional first floor apartment is one of just eight homes set within Fisher Court, looking through beautifully landscaped gardens, towards the inner area of Port Pendennis and Maritime Museum at Events Square. The apartment is beautifully presented and accessed via a communal entrance leading to the first floor with just two apartments on this level. Accommodation is well proportioned with two double bedrooms both bright and providing fitted wardrobes, a spacious living area and a well fitted modern kitchen with the dining area benefiting from wooden glazed doors leading out to a small balcony. All is beautifully presented including the modern bathroom, a large welcoming entrance hallway and multiple storage cupboards. Number 7's allocated parking space is located opposite the building, nearby to the gated entrance and further visitor parking is situated in Port Pendennis. Level access to town and its convenient position would suit couples, investors or retirees wanting a low maintenance and easy day to day living. This would make a lovely permanent home or indeed be ideal for holidays or investment, with its previous successful holiday letting record and lucrative return. To be sold with no onward chain and vacant possession.





THE LOCATION - Port Pendennis is an inspired luxury development built during the late 1980's and early 1990's in an enviable situation on Falmouth's waterfront. The harbourside position is exciting and remarkably involving, next to the Maritime museum, Events Square and town with so much of what Falmouth has to offer on one's doorstep. Featuring a gated environment which benefits from allocated parking, visitor parking, private roads and communal garden areas. The walkways around the inner marina are beautiful with access to boating and a peaceful setting. The development comprises a wide variety of homes ranging from apartments to cottages and three storey executive houses. Attention to detail and diversity of external finish and rooflines provides visual interest whilst the developments gardens are thoughtfully landscaped, extensively planted, and beautifully tended. Nearby is Falmouth's remarkable High Street which has enjoyed a remarkable renaissance in recent years - home to an eclectic mixture of antiquarian and individual shops and galleries and great restaurants and cafes. Falmouth Town train station provides a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. The town is consistently ranked as one of the top ten places to live in the UK.





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) From the gated entrance leading from Campbeltown Way, a pathway leads to the front door of Fisher Court, with entry phone and door release. The communal hallway is light and welcoming, serving 8 apartments with stairs to the first floor and leading to this apartment.

ENTRANCE DOOR Panel door with spyhole to.....

HALLWAY 15' 3" x 9' 8" (4.65m x 2.95m)

A welcoming and spacious hallway with white panel doors providing access to the living area, two bedrooms, main bathroom and two storage cupboards. Airing cupboard housing the gas boiler and plumbing for a washer/dryer. Coat hooks and electric RCD fuse box above. Telephone entry system and thermostat control. Radiator.

OPEN PLAN LIVING AREA 23' 8" x 16' 7" (7.21m x 5.05m)
(largest measurement points).

SITTING ROOM 15' 4" x 15' 4" (4.67m x 4.67m)

Spacious and light with a pleasant open view overlooking the development's landscaped gardens through a large double glazed window. Plenty of room for large furniture and comfortable living with TV aerial and internet sockets and radiator. Opening to....

KITCHEN/DINER 16' 8" x 8' 0" (5.08m x 2.44m)

French double glazed wooden doors lead out to a small decked balcony with railings, ideal for those sunny days and offers a similar view from the living room window. Stylish modern kitchen with wall and base units and plenty of work top surfaces incorporating a one and a half bowl sink with mixer tap and a double glazed window above to the side aspect. Integrated fridge, freezer, double oven and an electric hob with extractor above. Space for a dining table. Radiator.



**BEDROOM ONE** 14' 3" x 10' 4" (4.34m x 3.15m)

Bright and generously sized main bedroom with a large double glazed window to the rear. Fitted wardrobes with sliding panelled doors. TV aerial and sockets. Radiator.

BEDROOM TWO 12' 11" x 10' 9" (3.94m x 3.28m)

Currently set up as a twin room with a wide double glazed window to the rear aspect providing plenty of natural light. Built in wardrobes with three separated panelled bi-folding doors. Radiator.

BATHROOM 8' 3" x 8' 1" (2.51m x 2.46m)

Modern white three piece suite comprising bath with mains shower attachment over, low level WC and hand wash basin with mixer tap. Obscure double glazed window to the side aspect. Extractor fan, radiator with wall mounted towel rail above and vinyl flooring. Fully tiled around bath and half tiled for the remainder.

AGENTS NOTES

SERVICES Mains electricity, gas, water & drainage.

HEATING & GLAZING - Double glazed windows. Gas boiler.

TENURE

The Apartment is Leasehold for the remainder of a 1000 year Lease dated from 8th October 2003. The current service charge is £1601.00 paid in April per annual which covers the block buildings insurance, cleaning of the communal halls, repairs and decorations externally. No ground rent charges as each leaseholder has an equal share of the freehold. Managing agent is Vickery Holman located in Truro. Long term AST's and holiday letting is permitted subject to the permission of the management company.

PLEASE NOTE

This apartment is presently rented out as a successful holiday let so please contact Heather & Lay Estate Agents directly to arrange a viewing. Further details available upon request.





COMMUNAL GARDEN - The property is approached via a security gates leading to the parking area with designated parking for this apartment. There is a pedestrian gated access to Events Square and town. The communal grounds are well cared for by a brilliant gardening team and is well managed throughout the year.

STORE There is a lock-up store for the sole use of this apartment which is situated under the Archway.

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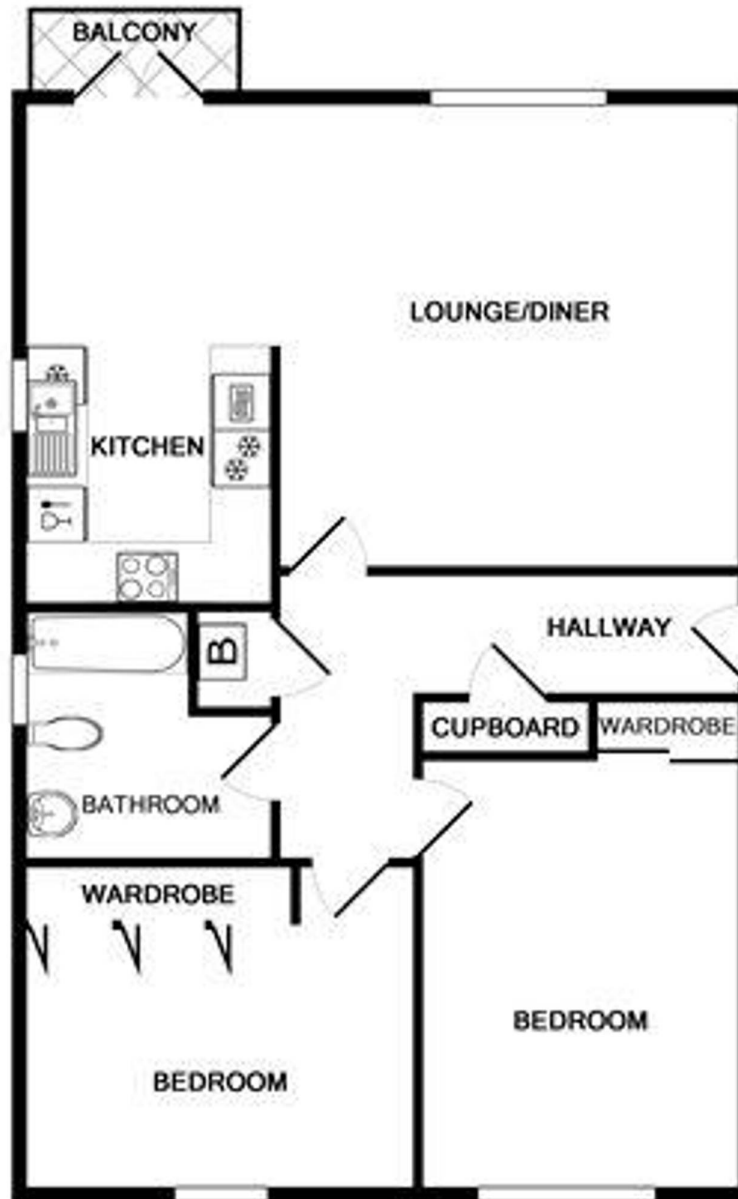
ALLOCATED PARKING - A designated private parking space is available for the apartment and located opposite the building nearby to the gated entrance.

Council Tax band: Currently business rated - Self catering holiday unit and premises

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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