



11 Imperial Court Bar Road, Falmouth

Guide Price £295,000



Heather & Lay
The local property experts

11 Imperial Court Bar Road

- Two bedroom apartment with dedicated parking
- Great location
- En-suite and balcony off the master bedroom
- Looking over the communal gardens
- No holiday let allowed (Makes this a very quiet development)
- Nicely presented with (No onward chain!)

THE PROPERTY Imperial Court was converted about 20 years ago as a development of quality homes created from within a fine and prominent period building. 11 Imperial Court is part of this purpose-built development and presents delightful, spacious, light and airy accommodation. Being on the South-westerly side and looking over the communal gardens it has a pleasing outlook. Number 11 is accessed via the original building's elegant entrance with staircase or lift to the first floor, then a short flight of stairs from here leading to the communal corridor which leads down to the front entrance of the apartment. Accommodation is unusually generous with all rooms having good proportions. The 25' x 14' reception room is generous and has a large bay window, and a comprehensively equipped kitchen. The apartment has two large double bedrooms, with the master having the benefit of en-suite facilities and balcony. A gas boiler fuels a radiator central heating and hot water system. Number 11 has a designated parking space and use of communal gardens. This apartment is spacious and very 'liveable' with so much storage space making it an ideal permanent home, which is rare to find in Falmouth. And there is no onward chain!

THE LOCATION Imperial Court enjoys a truly enviable, highly convenient position between Falmouth's harbourside and seafront, just a few hundred yards from the striking Maritime Museum and Events Square and within a 1/3-mile level walk into town. Bar Road's 'early 'til late' Spar store and Post Office is just across the road.





ACCOMMODATION IN DETAIL (All measurements are approximate) Main entrance with entry phone and door release, into communal hallway with staircase access to all floors and lift access, once out from the lift a short staircase rises up to the communal hall leading down to the front entrance of the apartment.

HALLWAY

Once in through the apartment door there is a vestibule for coat/shoe storage and the RCD fusebox, this leads into the hallway. Doors off to all rooms. Entry phone system.

SITTING/DINING ROOM 25' 6" x 14' 6" (7.77m x 4.42m)

Lovely bay window facing Southwest and the communal gardens. Large room with plenty of space for both the lounge and dining areas.

KITCHEN 9' 6" x 9' 2" (2.90m x 2.79m)

Comprehensive range of base and eye level cupboards and drawers with inset one-and-a-half bowl stainless steel sink and drainer with mixer tap. Built-in integrated dishwasher and washer/dryer. Stainless steel oven, grill and hob with stainless steel extractor hood, fridge and freezer. Power points. Roll top work surfaces.

BEDROOM ONE 16' 10" x 9' 7" (5.13m x 2.92m)

(to include the en-suite). Nice room with a balcony facing Southwest through French doors plus another window facing Northwest. Radiator. Power points. Door to....

EN-SUITE

White suite comprising W/C, pedestal hand wash basin, corner shower cubicle with twin sliding glass doors and electric shower over. Part tiled. Extractor.

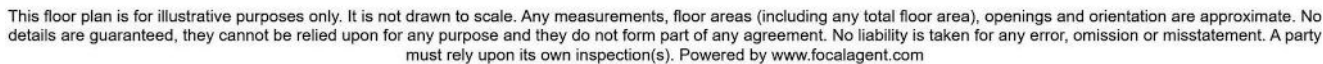
BEDROOM TWO 11' 0" x 9' 9" (3.35m x 2.97m)

Double bedroom with window to the Northwest. Power points. Radiator.

SHOWER ROOM 9' 7" x 5' 7" (2.92m x 1.70m)

White suite comprising W/C, pedestal hand wash basin, large walk-in shower cubicle with plumbed shower over. Tiled wet areas. Heated towel rail. Extractor. Mirror. Spotlit. Obscure window.





Leasehold. 999 years from new in February 2003. Blue Water Management (01872 863540) handles the ongoing management and maintenance of Imperial Court. Updated 1 Feb 2024 – basic quarterly service charge is approximately £426 per quarter (Feb 2024 to April 2024 copy invoice on file), plus Lift telephone £4.15 per quarter, Lift maintenance £93.11 per quarter and window cleaning £10 per quarter, totalling £533.26. The service charge covers and includes building insurance, upkeep and maintenance of all communal areas/lighting/external maintenance excluding windows. Windows and the interior of the flats are down to each flat owner. There is a no pets clause. No holiday letting is permitted. Short-term/long-term tenancies are permitted subject to approval.

Not to park or permit to be parked any commercial vehicle, caravan, boat, camper or leisure vehicle, plant or any other equipment (nor any vehicle that is untaxed or unroadworthy). Not to charge any electric vehicle by means of a trailing electric cable from any apartment on the development. Vehicles to be parked within the lines of the parking space. Ticketing is in operation and all vehicles must display a valid parking permit applicable to the parking space number.

Services: Mains electricity, gas, water & drainage.



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