

Apt 5, Anchorage Apartments Gyllyngvase Road, Falmouth

Guide Price £150,000 Leasehold

Very close to Gyllyngvase beach, this one bedroom apartment offers great value and is a great lock up and leave or lucrative investment. No onward chain and new 999 year lease with share of freehold.



- Generously sized one bedroom apartment
- Great location close to the beach
- Communal garden
- Off-road parking space
- 999-year lease with share of Freehold

THE PROPERTY

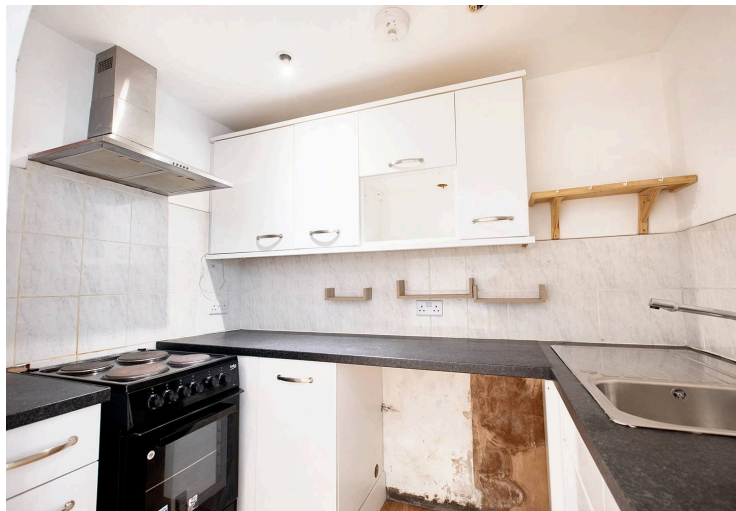
Being sold with no onward chain and a brand new 999 year lease and excitingly....a share of freehold! Within a 30 second walk to the beach this apartment has no restrictions, it could be a nice little lock-up or lucrative holiday let or long let investment. Larger than expected. The apartment benefits from the use of a communal garden and an off-road parking space. Being sold with no onward chain!

THE LOCATION

Number 5 Anchorage Apartments is in a perfect position with the sea literally “a stone's throw away”, whilst Falmouth town and harbourside are within 3/4 mile. The seafront joins the coastal path leading to the Helford River and beyond, providing spectacular walks, through areas of outstanding natural beauty. A short walk from the apartment will take you along the seafront to Falmouth town and harbourside with its eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink. Events Square has a wonderful vibrancy and is a remarkable success with its quality food, fashion and sailing wear shops. The town hosts events throughout the year, such as Falmouth Classics, the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival as well as many big-name attractions.

Council Tax band: A

EPC Energy Efficiency Rating: E



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

HALLWAY

Doors to shower room/WC, bedroom and living dining room through to kitchen.

LIVING/DINING ROOM

15' 0" x 11' 2" (4.57m x 3.40m)

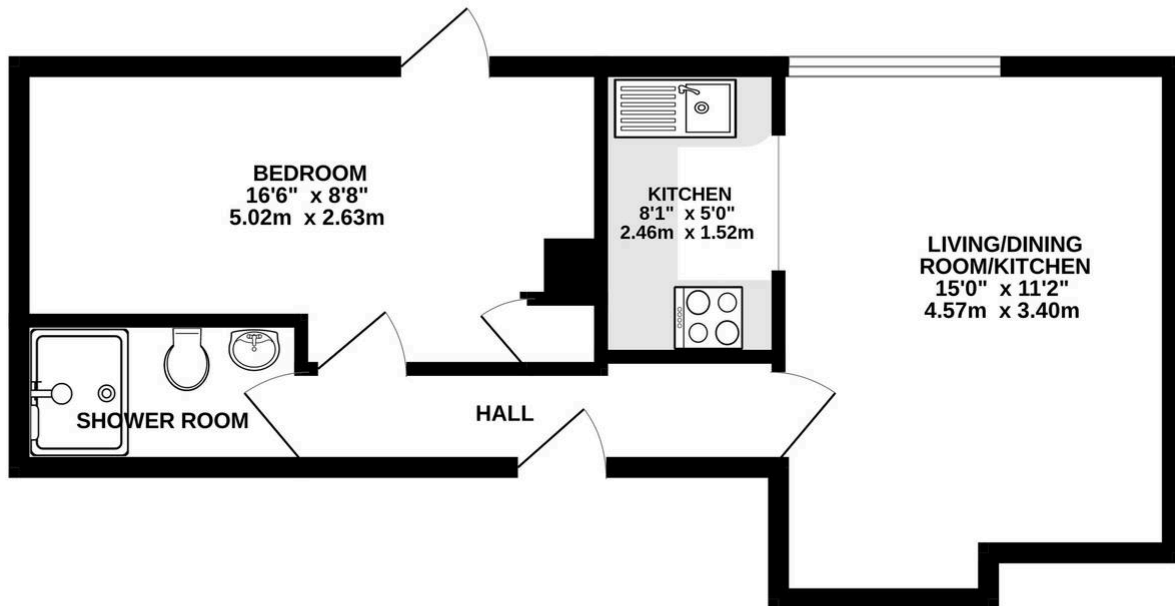
Two recessed arched shelves. Electric panel heater. laminate flooring. UPVC double glazed window to rear.

KITCHEN

8' 1" x 5' 0" (2.46m x 1.52m)

Basic range of base and eye level units with roll top work surfaces and inset stainless steel sink and drainer with mixer tap. Space for white goods. Freestanding electric cooker with stainless steel extractor over. Ceiling spotlights.

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 401 sq.ft. (37.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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BEDROOM

16' 6" x 8' 8" (5.03m x 2.64m)

Louvre door storage cupboard. Electric panel heater. UPVC Double glazed window/door to rear.

SHOWER ROOM

Fully tiled room. Three piece suite comprising walk-in shower cubicle, pedestal hand basin and low flush WC. Ceiling spotlights. Extractor.

AGENTS NOTE

A new 999 year lease will be issued on completion of purchase. The new owner will also have a share of the freehold. Maintenance charge TBC.

OUTSIDE

Communal Gardens with sea views

