



## 4 Penmere Court, Falmouth

Guide Price £235,000 Leasehold

Heather & Lay  
*The local property experts*



- 2 Bedroom First Floor Apartment
- Large Sitting Room
- Distant Cove & Sea Views
- Convenient Location To Train Station & Bus Stop
- Beautifully Kept Landscaped Communal Gardens
- Garage & Residential Parking
- Double Glazing
- 999 Year Lease With Share Of Freehold

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

SERVICES; Mains electricity, water & drainage

### THE PROPERTY

First floor apartment located in this quiet cul-de-sac, within walking distance to town. The communal entrance for this block contains only 4 apartments in total with the remaining blocks providing separate accesses. The accommodation comprises two bedrooms, modern shower room, kitchen, large sitting room with distant sea views and overlooking the enclosed and well stocked communal gardens. Garage located across the road and visible from number 4, with residential parking available to the front of the building as well as in front of number 4's garage.







## THE LOCATION

Great location just a few hundred yards from Penmere train station and within walking distance to town, amenities and harbourside, with Swanpool Nature Reserve and beach accessible via a leafy tree-lined public footpath. Boslowick shops, petrol station, amenities and the early til late Co-op are all within a short walk away from the property. There is a regular bus service providing access into Falmouth and Penmere Train Station is a few hundred yards away which offers railway links both into Falmouth Dell, The Docks, Penryn and onto Truro, with links to Penzance, London Paddington and other principle cities. Falmouth is renowned for its beautiful period buildings and wonderful sailing waters; a true sailors town Falmouth has seen a renaissance over the past ten years and offers a vast array of bars, restaurants and pubs to suit all tasters. Famed for its many inspired eateries, festivals and regattas, the town also offers a good selection of shops, from boutiques to high street retailers. No wonder then, that Falmouth is consistently voted in the top ten favourite places to live in the UK.

## ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

From the parking area, right in front of the property you enter via a door into the communal entrance hallway with stairs to the first floor. Flat 4 is situated at the top of the stairs on the right-hand side. Entrance door to.....

**HALLWAY** Providing access to all rooms. RCD fuse board and storage cupboards. Loft access above with ladder, lighting and partially boarded.

### **SITTING ROOM** 14' 5" x 13' 3" (4.39m x 4.04m)

The large UPVC window to the rear offers distant views of the sea and cove at Swanpool and overlooks the well-kept communal gardens. An almost square room. TV points. Electric radiators.

### **KITCHEN** 10' 7" x 6' 7" (3.23m x 2.01m)

Double glazed window to the front with a pleasant outlook towards Bickland Hill and the apartments garage is in view across the road. Range of wood effect base and eyelevel units with roll top work surface and inset stainless-steel sink. Free standing electric cooker. Space for white goods.





**BEDROOM ONE** 12' 0" x 10' 7" (3.66m x 3.23m)

UPVC window overlooking the communal garden and distant sea and cove views. Built-in wardrobe. Electric radiator.

**BEDROOM TWO** 11' 6" x 6' 8" (3.51m x 2.03m)

UPVC window to front. Built-in wardrobe. Electric radiator.

**SHOWER ROOM**

Glass shower cubicle with twin sliding doors and electric shower over. White WC, pedestal hand wash basin. Obscure window to the front elevation. Large airing cupboard with slatted shelving housing the modern hot water tank.

**COMMUNAL GARDEN**

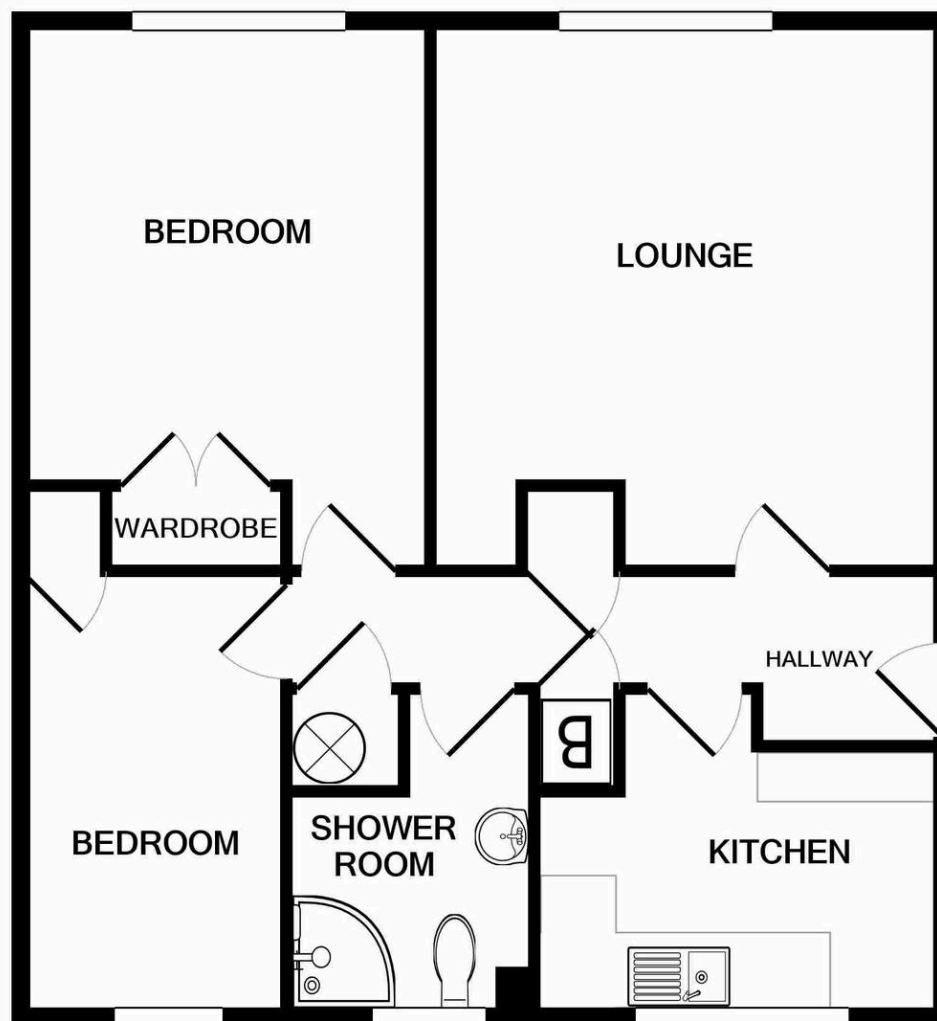
Tarmacadam residential parking spaces is available to the front of the property while to the rear is a fine communal garden that offers a quiet peaceful place to sit and enjoy. Excitingly and unusually this apartment comes with a garage! One in a block of two that can be seen from the kitchen window.

**GARAGE** 16' 6" x 9' 1" (5.03m x 2.77m).

Metal up and over door. Roof storage.

**TENURE**

Leasehold - 999 years commencing 1980. We understand the freehold is owned by Penmere Court (Falmouth) Management Company Limited, made-up of the leaseholders. Maintenance charge for the current financial year per quarter: £265.00 (1060.00 per annum).



**4 PENMERE COURT, FALMOUTH, CORNWALL, TR11 2RN.**  
**TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 SQ.M.)**

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

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