



1 Bickland Water Cottages, Falmouth

GUIDE PRICE £195,000 Leasehold

Well-presented top floor apartment near Falmouth amenities and Swanpool Beach. Two double bedrooms, contemporary kitchen and a bright living room with leafy views. Southerly facing garden, shared parking, private garage. Ideal for first-time buyers or local investors. Shared parking, garage and southerly facing rear garden.

Heather & Lay
The local property experts

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- Two Bedroom Top Floor Apartment
- Well Presented
- Located Close To Falmouth Amenities And Swanpool Beach
- Ideal First Home Or Investment Opportunity
- Southerly Facing Garden
- Garage Ideal For Storage
- Parking
- Please Watch Our Property Video Tour

THE PROPERTY

Ideally located near the amenities of Falmouth, this well-presented top floor apartment offers comfortable and modern living throughout. The property features two generously sized double bedrooms, a stylish contemporary kitchen, and a bright living room with leafy, green outlooks from every window. Outside, the apartment benefits from a southerly facing garden along with shared parking and a communal front area. Additionally, a private garage provides excellent storage space or potential use as a workshop. This is ideal for first-time buyers or local investors looking for a well-situated and low-maintenance property.

THE LOCATION

Located on the outskirts of Falmouth opposite the football club, with a regular bus route close by and of course the beaches, shops and universities.

Falmouth, or if you are a Cornish language enthusiast 'Aberfal', is a truly beautiful place to visit and reside. With its proximity to sheltered as well as unsheltered waters, Falmouth has long been a popular boating and water sports location; it boasts the world's third largest deep-water harbour and is the country's first and last major port. Falmouth is also famous for its classic working boats which can often be seen in all their glory sailing in the harbour. Falmouth often plays host as the start and/or finish line to many international sailing races including that of the famous Tall Ships. The main shopping area consists of an array of well-known high street names as well as some fine independent shops, cafés, restaurants and galleries. The Polytechnic provides frequent art exhibitions, stage performances and an art house cinema; The Merlin Cinema in Berkeley Vale having a more mainstream programme.

Council Tax band: A

EPC Energy Efficiency Rating: C

Services: Mains electricity, water & private drainage

Management Company: Clearcom

Lease: 999 years, commencement date 01/10/2023.

Service Charge: £600 per annum (2025)



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

ENTRANCE

Entering through a half opaque double glazed UPVC front door. Electricity meter and RCD Fusebox. Wood effect laminate flooring. Stairs rising to the....

HALLWAY

Storage cupboard. Loft Access. Doors to kitchen, bedrooms, bathroom and....

LIVING ROOM

UPVC double glazed window to front. Dimplex electric heater.

KITCHEN

UPVC double glazed window to rear. Green base and eye level units with laminate stone effect worktop. Electric oven with hob and extractor. Stainless steel sink with swan neck chrome tap. Space for white goods. Tiled splashback. Laminate wood effect flooring.

BEDROOM ONE

UPVC double glazed window to rear. Dimplex electric heater.

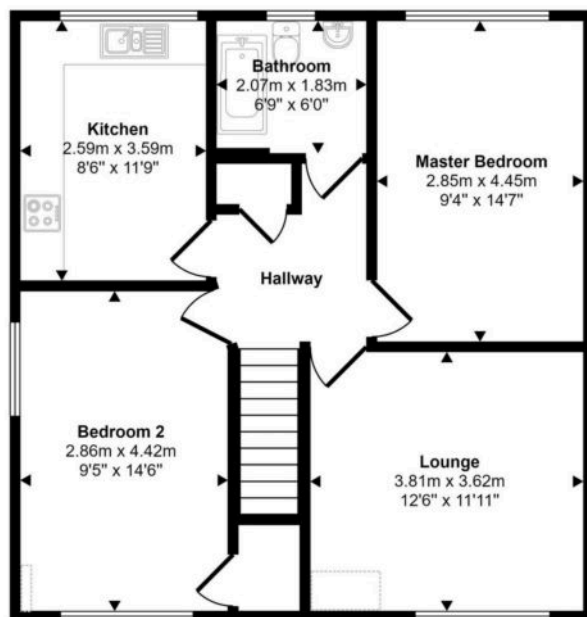
BEDROOM TWO

UPVC double glazed window to front with UPVC double glazed window to side. Storage cupboard. Dimplex electric heater.

BATHROOM

Opaque UPVC double glazed window to rear. Three piece white suite comprising WC, hand wash basin with chrome mixer tap. Bath with chrome taps and plumbed shower above with two hand held attachments. Heated towel radiator. Tiled wet areas. Wood effect laminate flooring.

Approx Gross Internal Area
64 sq m / 688 sq ft



First Floor

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



GARDEN

Southerly facing rear garden with gravelled area, boarded by shrubs and sleepers accessed through a side gate over the other apartment's garden.

OFF STREET

Shared parking on a gravel area to the front.

GARAGE

Garage ideal for storage or as a workshop.