

GROUND RENT INVESTMENT

FALMOUTH

SABRE COURT

WINDSOR TERRACE

FALMOUTH, CORNWALL

TR11 3EY

SBC
PROPERTY

01872 277397



FREEHOLD RESIDENTIAL GROUND RENT INVESTMENT

FALMOUTH TOWN CENTRE POSITION ON SOUTH CORNISH COAST

COMPLETED IN 2009 3-STOREY BUILDING WITH EIGHT RESIDENTIAL APARTMENTS

GROUND FLOOR 3 FLATS, FIRST FLOOR 3 FLATS, SECOND FLOOR 2 FLATS

ALL SOLD ON 999 YEAR LEASES FROM 2008 AT ANNUAL RENT OF £250 PER FLAT

RARE GROUND RENT OPPORTUNITY IN POPULAR CORNISH COASTAL TOWN

FREEHOLD - £35,000 - SUBJECT TO EXISTING LEASES

SABRE COURT, WINDSOR TERRACE, FALMOUTH, TR11 3EY

LOCATION

The property is located in a central position within Falmouth's town centre, Falmouth has a long maritime history which continues to this day with a vibrant working harbour docks and popular with leisure craft. The town is a popular tourist destination attracted by the town's harbour, beaches, nightlife and is also the principal student town within the country studying at Falmouth university and Falmouth Marine School.

Situated in Windsor Terrace the property is situated in an elevated position of the town's core centre in a popular traditional residential area within easy walking distance to the town centre and a stroll to the town's beaches and waterfront.

DESCRIPTION

Sabre Court comprises a new build completed in 2009 comprising eight individual 1 bed residential apartments. Each of the flats have been sold on 999 year leases.

ACCOMMODATION Approximate areas from plans

Ground Floor

Flat 1	37.20 sq m
Flat 2	37.30 sq m
Flat 2	46.80 sq m

First Floor

Flat 2	37.20 sq m
Flat 2	37.30 sq m
Flat 2	46.80 sq m

Second Floor

Flat 2	37.20 sq m
Flat 2	48.60 sq m

Please note that the areas have not been checked nor the individual apartments inspected



TENURE

Freehold subject to the existing residential tenancies.
Title Number CL238069

The Freeholder manages the building and insures having employed a firm of managing agents. Each flat has been sold on long residential lease the salient points of which are as follows:

Term	999 years from 1 January 2008
Rent	£250 per annum fixed for lease term
Service charge	To pay service charge
Use	Single private dwelling occupied by one family only, but to include holiday letting and residential letting.
Insurance	Landlord to insure and reclaim premium costs from the tenants

PRICE

Freehold £35,000

SECTION 5 LANDLORD & TENANT ACT 1987

Notice has been served on the flat owners

EPC

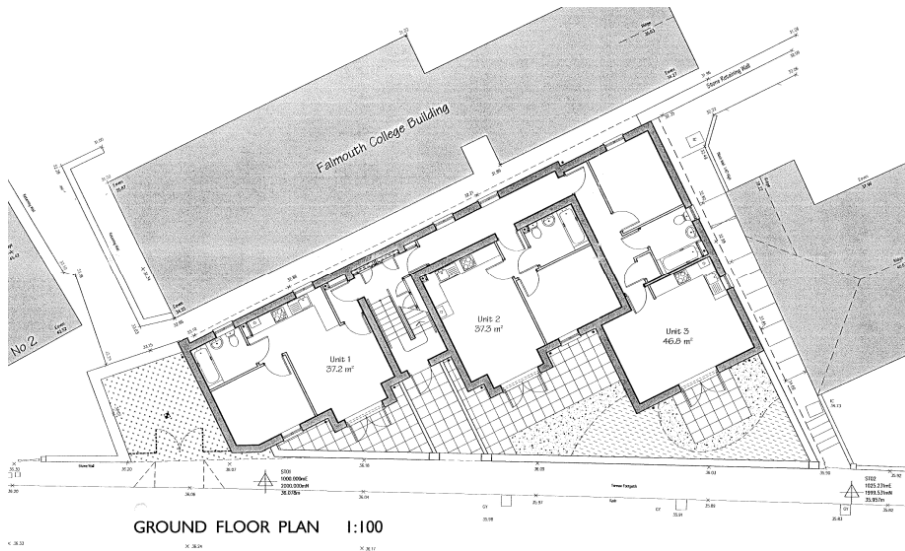
1 Sabre Court, Windsor Terrace, Falmouth	B	1 February 2019 EXPIRED
2 Sabre Court, Windsor Terrace, Falmouth	C	10 November 2029
3 Sabre Court, Windsor Terrace, Falmouth	B	1 February 2019 EXPIRED
4 Sabre Court, Windsor Terrace, Falmouth	C	29 May 2032
5 Sabre Court, Windsor Terrace, Falmouth	C	4 March 2029
6 Sabre Court, Windsor Terrace, Falmouth	C	9 January 2029
7 Sabre Court, Windsor Terrace, Falmouth	C	8 January 2030
8 Sabre Court, Windsor Terrace, Falmouth	B	1 February 2019 EXPIRED

LEGAL COSTS

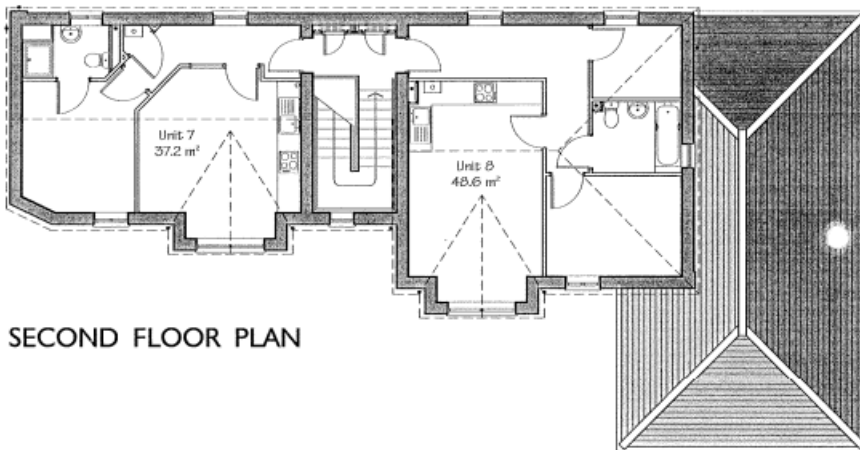
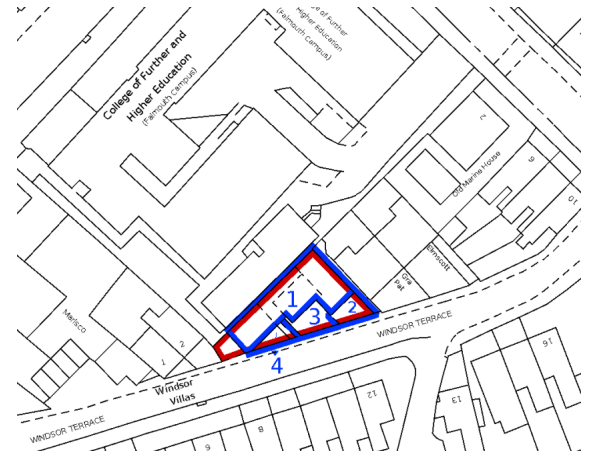
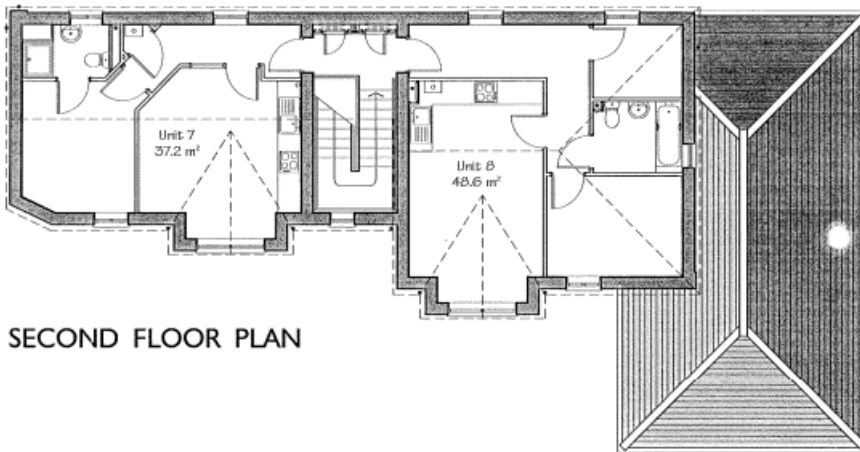
Each party to bear their own costs



SABRE COURT, WINDSOR TERRACE, FALMOUTH, TR11 3EY



PLEASE NOTE PLANS ARE NOT TO SCALE
FOR INDICATIVE PURPOSES ONLY



CONTACT

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