



£175,000 **Sold STC**

Falmouth

1 Bedroom/EPC - C



VIEWINGS TO COMMENCE ON FRIDAY 10TH AUGUST - Enjoying elevated views of Falmouth town, this elegant one bedroom, Victorian maisonette apartment is finished to a extremely high standard and offers generous overall accommodation of 661 sq. ft. spilt over two levels. Just moments from Falmouth town centre and a 10-minute walk to Gyllyngvase Beach the property is ideal for both owner occupation or investment alike with a long letting history at £795 per calendar month. Also, available with the added benefit of no onward chain.

ACCOMMODATION

Entrance

Accessed via it's own front door, the entrance hallway leads to a raised ground floor bedroom and staircase to first floor.

Bedroom 14' 6" x 15' 5" (4.41m x 4.69m)

A large double room with high ceilings and front aspect full height wooden window, built in wardrobe and generous alcove storage area.

Staircase to First Floor

As you rise to the first floor the interior rear elevation of the apartment has a feature exposed stone wall and large rear aspect wooden window providing plenty of light to the main living space.

Open Plan Living Space 15' 11" x 27' 9" (4.85m x 8.47m)

Living/Dining area

With original wooden floors and a large front aspect wooden window enjoying elevated views of Falmouth this living area offers a versatile and characterful space. Feature brick fireplace with sleeper mantelpiece and side aspect wooden window. Leading to; -

Kitchen

A fully fitted kitchen space with white gloss units and Iriko wood worktops. Tiled surround and splashback, Electric oven with gas hob and overhead extractor, built in low level fridge and freestanding washing machine. Stainless steel sink and drainer with useful inset shelving above, original wooden floors.

Shower Room 9' 6" x 6' 6" (2.90m x 1.97m)

Spacious and fully tiled shower room comprising concealed cistern W/C with slate shelf above, floating wash basin and double shower unit, rear aspect obscure glazed window and cupboard housing combi boiler. Wooden floors.

Services

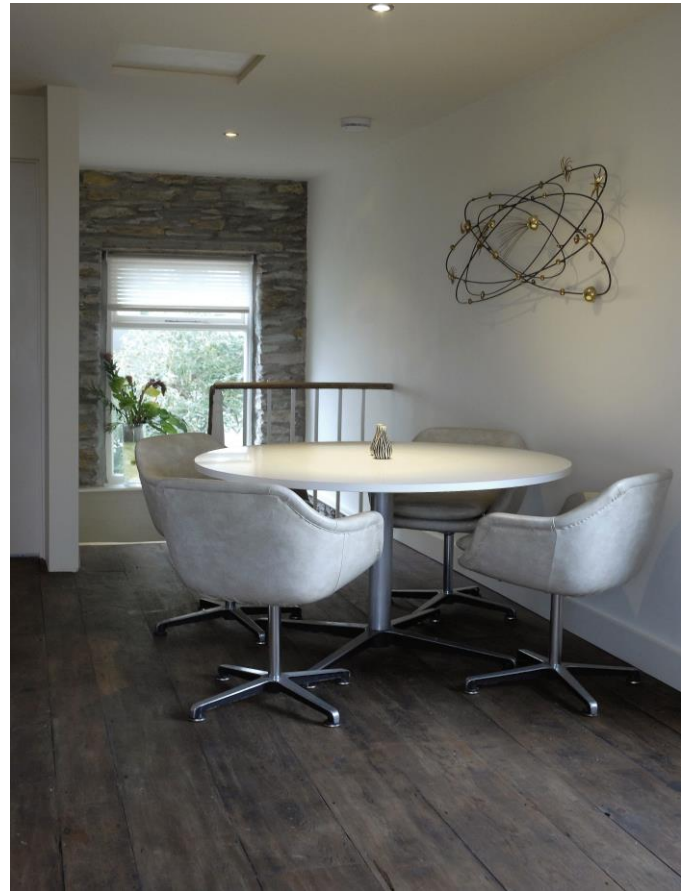
Mains electricity, water and drainage with gas fired central heating.

Tenure

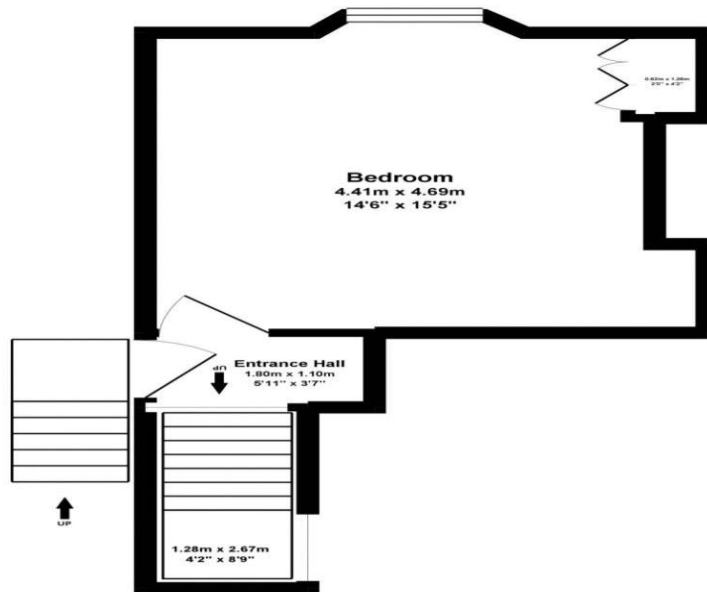
The property will benefit from a 999 year lease currently being created by the vendors.

Agents Note

Please note these images were kindly provided by the vendors when they occupied the property, it is now vacant.



Ground Floor 24.51 sq. m.
(263.88 sq. ft.)



First Floor 36.92 sq. m.
(397.35 sq. ft.)



TOTAL FLOOR AREA : 61.43 sq. m. (661.23 sq. ft.) 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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