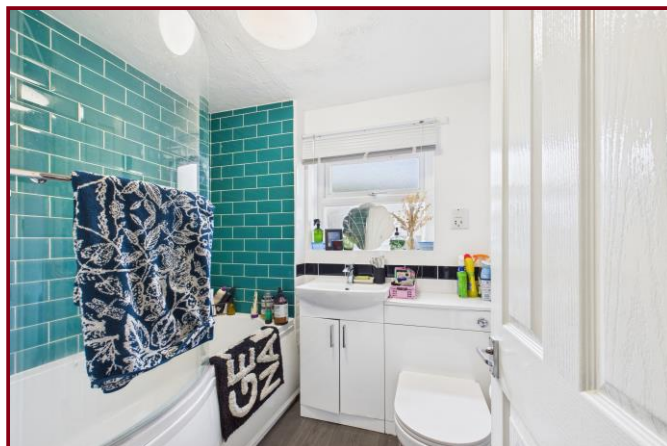




MAP estate agents
Putting your home on the map

**Brook Street,
Falmouth**

**£175,000
Leasehold**





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Property Introduction

This one bedroom ground floor flat is located in a purpose built apartment block close to the town centre.

The vendor has made general updates in the property and it is now a comfortable and conveniently located apartment with one parking space to the rear.

Having a modern kitchen, lounge/diner, bathroom and one double bedroom it also benefits from double glazing and updated electric heating.

Location

Brook Court is perfectly located and is close to all the amenities the town has to offer. On street parking can be found in nearby residential streets and with the town being so close you could become car free, although this apartment does have the benefit of a single parking space.

Falmouth offers a vast range of individual and high street shops, a multi-screen cinema just yards away and the National Maritime Museum at the far end of the town. Kimberley Park is also very close by. Within minutes you can be looking out over the busy harbour or for a longer stroll can enjoy one of the four beautiful beaches the town has to offer. The Moor is the centre for the bus routes to surrounding towns and there are three train stations in Falmouth running to and from the city of Truro.

ACCOMMODATION COMPRISES

Phone entry system.

COMMUNAL HALLWAY

Door to communal bin store and parking area. Personal entrance door opening to:-

HALLWAY

Coat and shoe storage. Cupboard housing the immersion tank. Door to:-

KITCHEN 6' 9" x 6' 3" (2.06m x 1.90m)

Range of floor and wall mounted cupboards with worktop over incorporating a sink and drainer with shelving above. Integrated electric cooker and hob. Tiled surround. Space for washing machine. Part glazed door to:-

LOUNGE/DINER 11' 10" x 10' 3" (3.60m x 3.12m)

Double glazed window with deep sill. Wall mounted electric radiator.

BEDROOM 10' 0" x 8' 5" (3.05m x 2.56m)

Recessed built-in wardrobe. Electric radiator. Double glazed window.

BATHROOM

Bath with tiled surround, electric shower over, shower screen, vanity wash hand basin and low level concealed cistern WC. Obscured double glazed window. Half tiled walls.

PARKING

Outside and accessed from the communal hallway is the allocated parking space.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

SERVICES

Mains water, mains drainage and mains electric.

LEASEHOLD INFORMATION

Remainder of 999 year lease commencing 17th February 1972. Current service charge from 1st January 2025 to 31st December 2025 £1000.00 this includes buildings insurance and is for cleaning communal areas, outside and lighting and general maintenance of carpark and bin storage. Ground rent is zero. Belmont property management manage it and Brook Court Development Ltd own the freehold.

DIRECTIONS

From the roundabout at the top of town by the Falmouth Rugby Club, head down Killigrew Street towards the town centre, follow the road around to left towards The Moor. Brook Court is on the left hand side before the traffic calming. The car park is at the rear, however for viewing purposes a public car park a little further on around the corner on The Moor opposite Wetherspoons. If using What3words; cube.fence.watch



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Centrally located for the town amenities
- Ground floor apartment
- One double bedroom
- Lounge/diner
- Modernised kitchen
- Modernised bathroom
- One parking space to the rear
- Updated by current seller in 2023
- Double glazing
- Electric heating



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