



TOM WILLS
PERSONAL PROPERTY AGENTS

Flat 3. 39 Gyllyng Street

Falmouth, TR11 3EL

£350,000



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On a quiet no-through road, yet moments from the bustling town centre, also benefitting from breath-taking views across much of the harbour and even glimpses of Falmouth Bay, a spacious 3 bedroom duplex apartment. Over 1,000 sq. ft of accommodation, 2 harbour-facing balconies plus a large south-facing terrace/patio to the rear.

- 2 storey apartment
- 3 bedrooms
- 2 harbour-facing balconies
- Private south-facing rear terrace
- Spacious accommodation
- Constructed in 2006
- Occupying the upper two floors
- Breathtaking outlook
- Central yet quiet position





Constructed in 2006 and therefore benefiting from low maintenance, modern and economic living, this three bedroom two-storey apartment occupies the top two floors of the building with the majority of rooms enjoying the exceptional views of the ever-changing boating activity within the harbour and working docks. With no restrictions on holiday letting the property would be ideal as 'bolthole'/investment or permanent home for someone requiring 'easy' living, with all the towns amenities 'on the doorstep'.

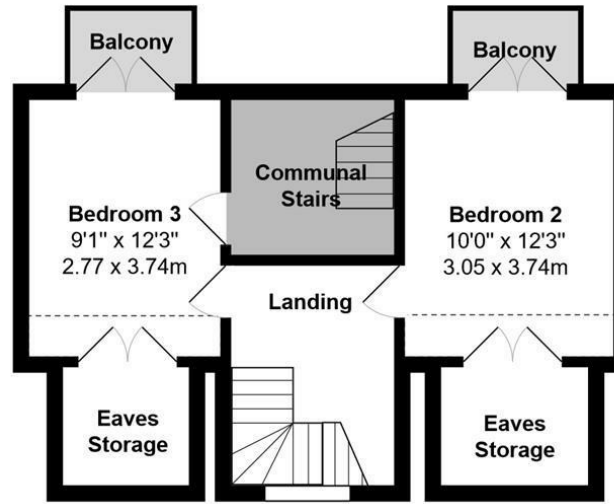
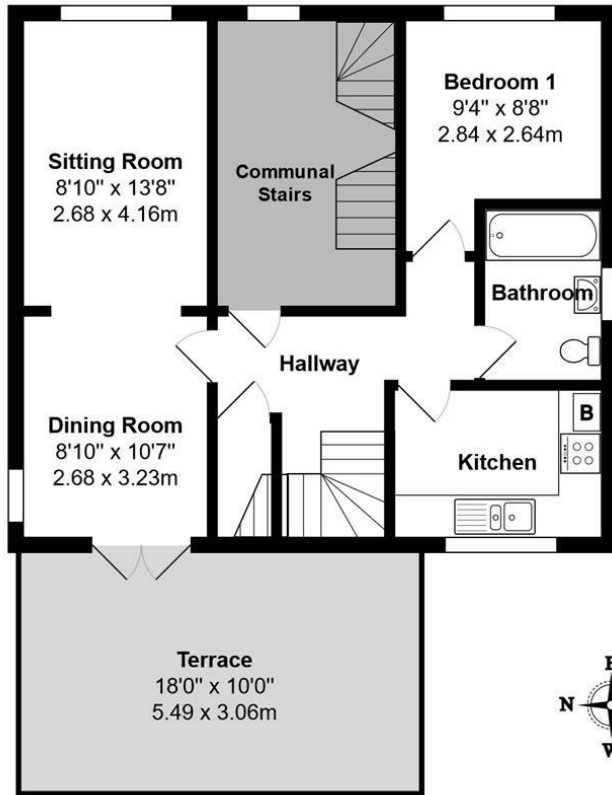
Sharing the freehold ownership with just 2 other apartments, there is a reasonable service charge of £75 per month which covers the block insurance and some basic ongoing communal outgoings.



ADDITIONAL INFORMATION

Tenure - Leasehold with a 1/3 share of the freehold. The lease has 982 years remaining with an annual service charge of £900. We understand there are no restrictions on holiday letting or keeping pets. Possession - Vacant possession with the benefit of no onward chain. Services - Mains gas central heating, electricity, water and drainage. Council Tax - Band C. EPC rating - 81 (B).






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Total Approx Area: 96.5 m² ... 1039 ft² (excluding communal stairs, balcony)

All measurements are approximate and for display purposes only



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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