



TOM WILLS
PERSONAL PROPERTY AGENTS

2 The Dunes Shore View

Swanpool Falmouth, TR11 5JL

£550,000

TOM WILLS



2



2



2



B

2 The Dunes. Shore View

Swanpool Falmouth, TR11 5JL

Enjoying fabulous views of Swanpool Beach and Lake as far as the inner waters of Falmouth Bay, a quite superb, modern, stylish and extremely well proportioned 2 doubled bedroom garden apartment within a contemporary block of just 6 dwellings. Also benefitting from assisted access, it's own water-facing patio, double parking and 2 useful exterior storage areas.

- Glorious beach, lake and sea views
- Modern and contemporary
- Bi-folding doors to 'private' patio
- 2 spacious double bedrooms
- 2 bath/shower rooms
- Yards from the beach
- Tandem Parking
- Generous open-plan living
- No letting restrictions
- Chain-free immediate possession





THE PROPERTY

'The Dunes' is an exceptionally located 'front line' development of just 6 spacious quality apartments, constructed in 2019 by Linden Homes and benefitting from a glorious outlook towards the lake, beach and the bay. This particular property has the benefit of this stunning aspect from the living area, main bedroom and also it's own private patio accessed via bi-folding doors.



All rooms are extremely bright and spacious, well appointed and equipped. The total floor area spans over 1,000 sqft and with an impressive EPC rating of 83, is economic to run and easy to maintain. We understand all forms of letting (holiday tenancies and assured shorthold tenancies) are permitted.

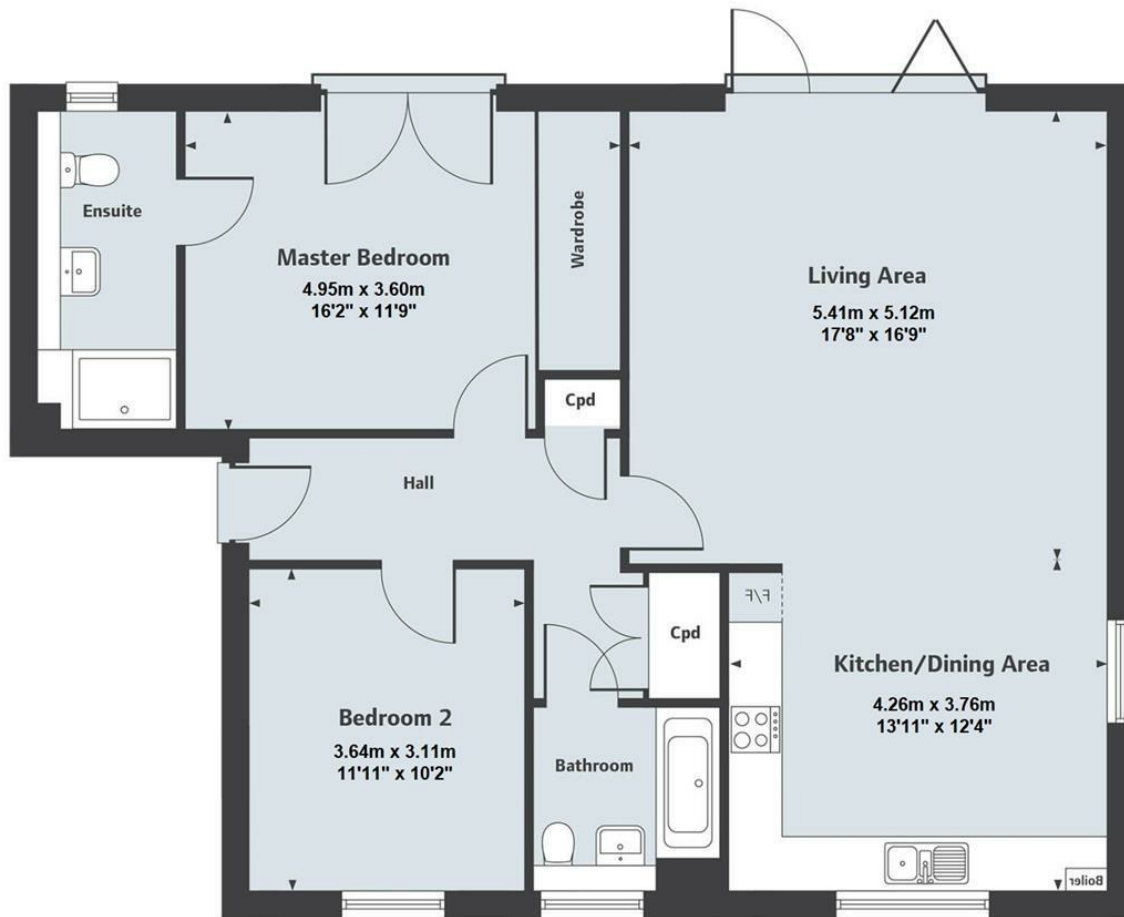
Apartments with this style and position are rarely marketed for sale. In fact, to our knowledge, none of the 6 apartments in 'The Dunes' have been sold since their original sale in 2019. Number 2 is now being offered with the benefit of immediate possession with no onward chain.



ADDITIONAL INFORMATION

Tenure - Leasehold. 150 years from 1st January 2019. Annual service charge of £1,846.93. Ground rent £200 per annum. We understand there are no restrictions on letting and keeping pets is by permission from the management company. Possession - Immediate vacant possession with the benefit of no onward chain. Services - Mains gas central heating, electricity, water and drainage. Council Tax - Band E. EPC rating - 83 (B)

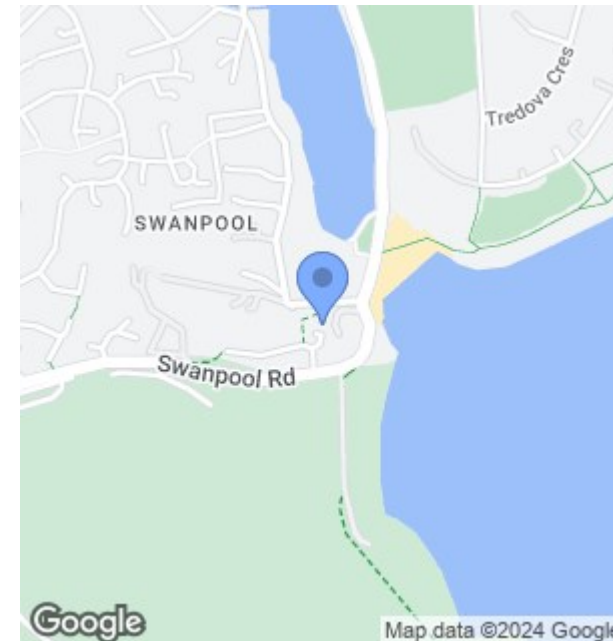




**MEASUREMENTS ARE APPROXIMATE AND WERE PROVIDED
BY LINDEN HOMES UPON CONSTRUCTION
APPROXIMATE FLOOR AREA 1022 SQ.FT**

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	