



TOM WILLS



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PERSONAL PROPERTY AGENTS

5 Fisher Court, Campbeltown Way
Falmouth, TR11 3YB
£445,000



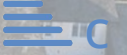
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5 Fisher Court, Campbeltown

Falmouth, TR11 3YB

In highly sought-after Campbeltown Way, a secure gated development within a few yards of the National Maritime Museum and Port Pendennis Marina, a bright and spacious triple-aspect top floor 3 bedroom, 2 bath/shower room apartment benefitting from allocated parking and a secure storeroom ideal for sports equipment and alike.

- Gated and secure town centre location
- 3 bedrooms
- 2 bath/shower rooms
- Top floor apartment
- Attic storage (excluded from lease)
- Private external store
- Allocated parking
- Within a short level walk of the town's amenities
- Ideal low maintenance home, 'bolt hole' or letting investment
- No onward chain



VIEW FROM THE KITCHEN/BREAKFAST ROOM



Campeltown Way is the latest development within the exclusive Port Pendennis Marina complex and is nestled close to the town centre, harbourside, National Maritime Museum and Maritime Square. It features a secure gated environment which boasts allocated parking, visitors parking, private roads, pavements, communal garden areas and marina walkways, along with telephone entry systems at both the main gate and also the entrance to each building. This highly convenient position is within just 30 meters of Maritime Square and the Maritime Museum offering a variety of restaurants, shops and a supermarket.

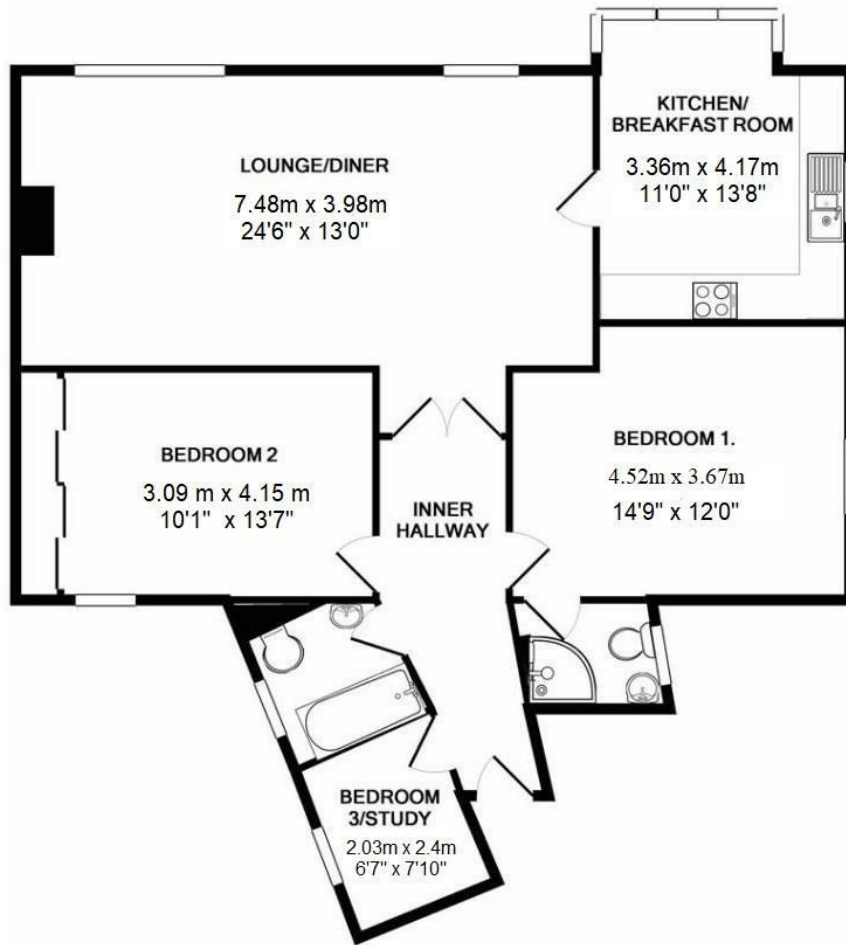
Unusually, the accommodation provides 3 bedrooms which includes 2 'doubles', one with en-suite shower room and also a separate bathroom. A large living/dining room (24ft in length) enjoys an open southerly aspect over the development grounds and oblique views of the private inner marina. The existing owners have laid the living area and hallway with stunning herringbone-style oak flooring. A generous and bright kitchen/breakfast room also enjoys the views of the boats within the marina visible from a tall bay window. The fitted kitchen units include an integral dishwasher, washing machine and fridge/freezer..



A private parking space is situated close to the main entrance with additional visitor parking nearby and a secure private store (measuring 1.46m x 1.76m) is ideal for recycling and sports equipment.

ADDITIONAL INFORMATION
Tenure - Leasehold. 1,000 year lease from 1988 with a share of the freehold. The annual service charge for 2024/2025 is set at a reasonable £1,914.14 which covers block insurance, all external maintenance costs including re-decorations. We understand there are no restrictions on long term letting. Holiday letting along with keeping pets requires consent from the managing agents, Vickery Holman. Possession - Vacant possession with the benefit of no onward chain. Services - Mains gas central heating, electricity, water and drainage. Council Tax - Band D. EPC rating - 78 (C)



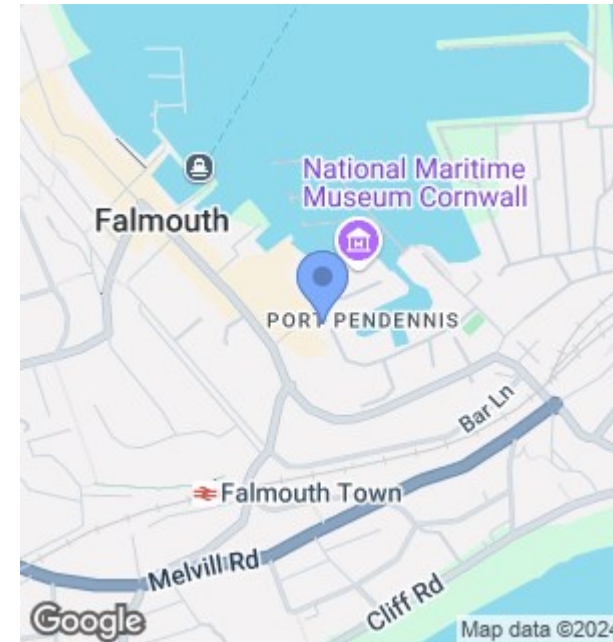


FISHER COURT CAMPBELTOWN WAY PORT PENDENNIS FALMOUTH TR11 3YB
 TOTAL APPROX. FLOOR AREA 96.0 SQ.M. (1033 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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Energy Efficiency Graph

