



**8 Swans Reach, Falmouth, TR11 5GG**  
**£230,000**

Two bedroom ground floor apartment located in the popular residential area on the Swanvale development, which is within walking distance to Swanpool Beach.

The apartment benefits from its own separate entrance and shares the building with only one other apartment.

Featuring a light and airy open plan living/dining/kitchen space this property is set up for convenient living. There are two bedrooms both benefitting from a good amount of built in storage and a bathroom with a shower over the bath.

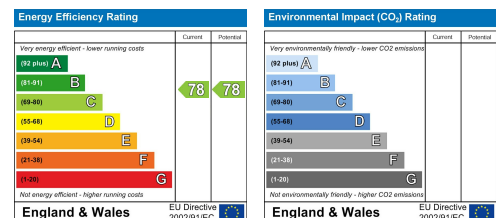
There is gas central heating and double glazing throughout.

Outside the apartment there is an allocated parking space and also an enclosed rear graveled garden area.

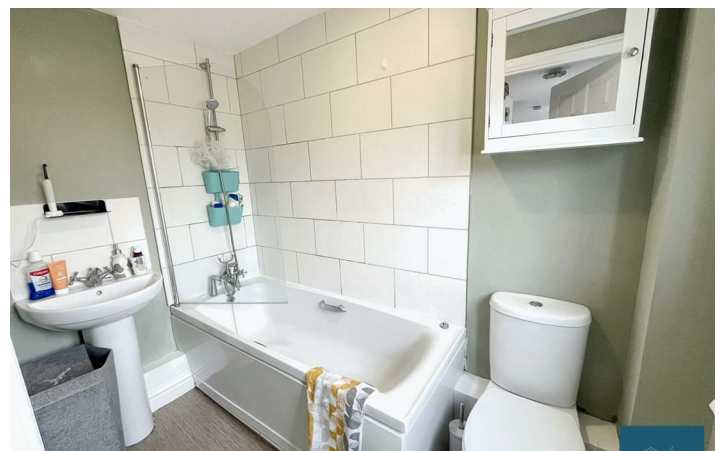
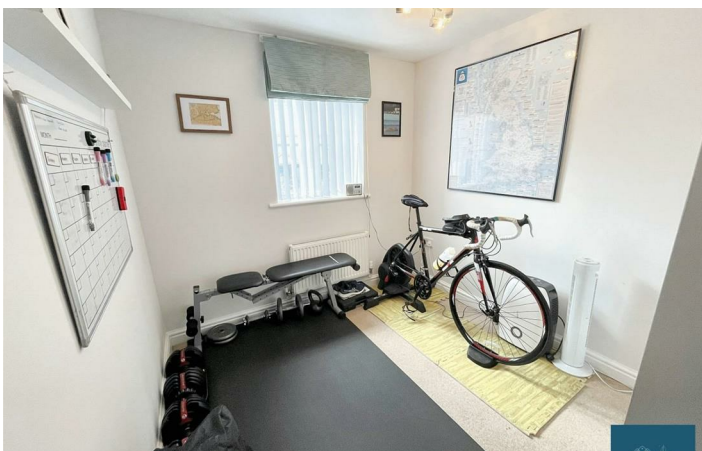
There is a lovely walk you can do starting with a footpath leading to the Swanvale nature trail and then onto Swanpool beach.

Falmouth boasts beautiful coastal scenery and has a vibrant community and town centre where you can find all the hustle and bustle, with various amenities such as shops and cafe's.

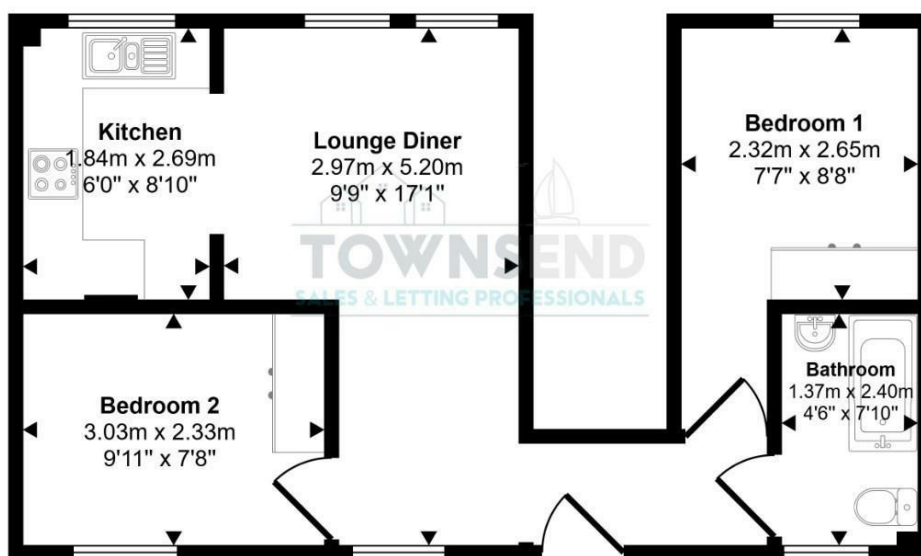
Please note, the apartment is leasehold but also has a share of the freehold.







**Approx Gross Internal Area**  
40 sq m / 428 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.