



GYLLYNG STREET, FALMOUTH

£275,000





## **FULL DESCRIPTION**

A chain free, two bed ground floor apartment in the heart of Falmouth.

This property consists of a large living room with sea views, fitted kitchen, 2 bedrooms & a bathroom. This property makes a great first home or investment and is offered with NO CHAIN.

Located in the heart of Falmouth town with local amenities on your doorstep. From restaurants to beaches and supermarkets to schools, this is the perfect location if you are looking for town living! There are also excellent transport links close by including a bus station and a train station.

## **OTHER INFORMATION**

Lease Length - 999 years from 1995

Management Charges - maintenance / ground rent £366 per quarter.

Council Tax band - B

EPC - C




The management company (of which the purchaser becomes a member after completion) owns the freehold.

This property is to be sold "as seen" but apart from no additional works this also means that all fixtures and fittings, white goods etc are included in the sale.

**OTHER INFORMATION** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

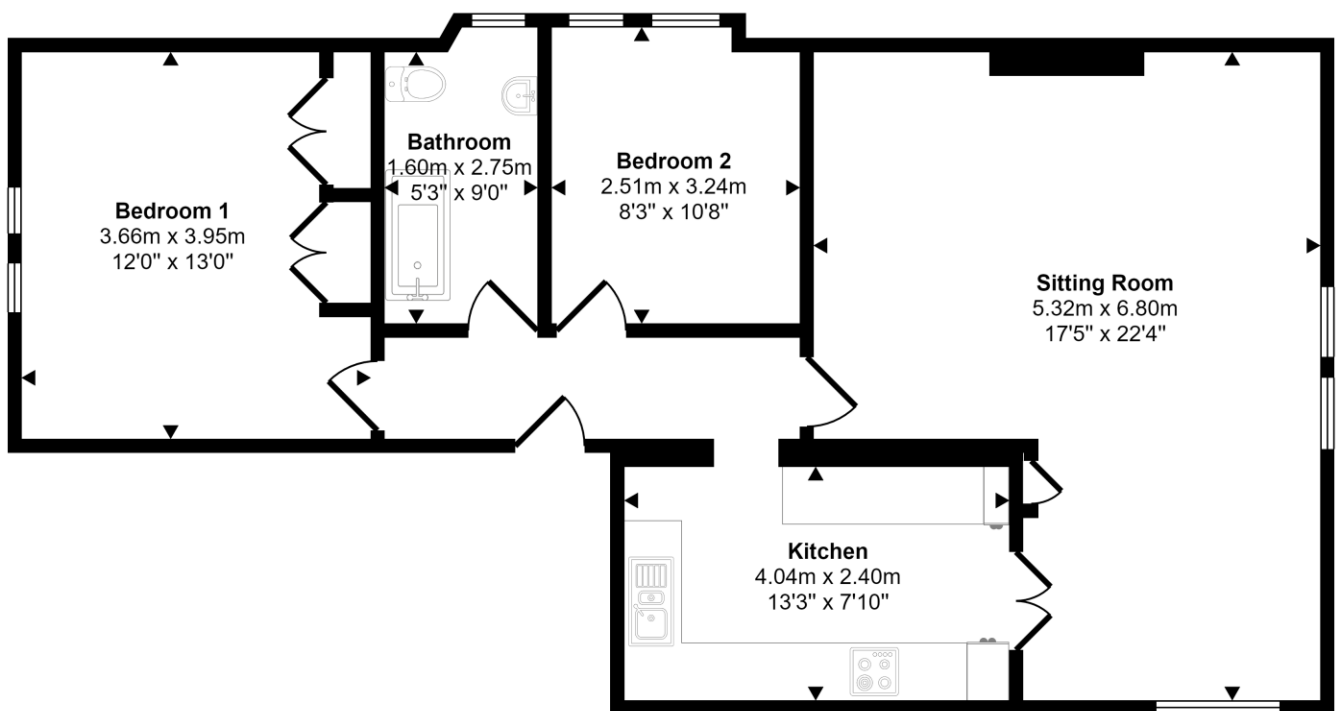
These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | 78                         | 82  |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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Approx Gross Internal Area  
75 sq m / 809 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.