





FULL DESCRIPTION We are delighted to present this two bedroom maisonette. Developed in 2018, the Union Park estate is a fantastic location near Gyllyngvase Beach, Falmouth Hospital and Falmouth High Street all under a 10 minute drive. It is a modern, bright neutral presentation, lounge and kitchen, two double bedrooms. Good sized bathroom with bath and shower over. Communal gardens. Two allocated parking spaces. Council tax band B. EPC - B.

OTHER INFORMATION Tenure -

Council Tax Band B

EPC - B

Heating type - Gas

Electric supply - Mains

Water supply - Mains

Drainage/sewage supply - mains

Broadband - Standard DL 13 Mbps, Superfast DL 61 Mbps, Ultrafast - 1000 Mbps

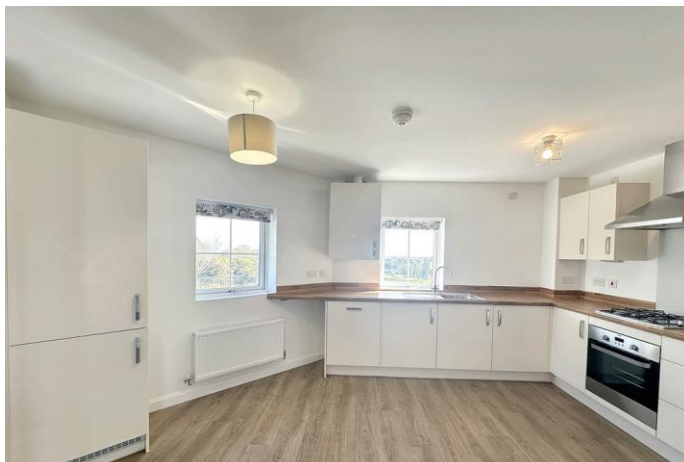
Mobile signal/coverage

Indoor Voice - EE limited, Three likely, O2 likely, Vodafone likely

Indoor Data - EE limited, Three, likely, O2 likely, Vodafone limited

Outdoor voice & data- EE, Three, O2, Vodafone - likely

Parking -yes, two spaces



OTHER INFORMATION Whilst every care has been

taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

Approx Gross Internal Area
66 sq m / 708 sq ft

