



Apartment 1, Bridge House Apartments, Melvill Road, Falmouth, TR11 4GJ

Guide Price £360,000

A beautifully presented 2 double bedroom ground floor apartment, finished to an extremely high specification, located within the recently constructed Bridge House Apartments development, situated in a prime location at the foot of Melvill Road and just 350 yards from Castle Beach. The accommodation comprises: a wonderful open plan living, dining and kitchen area with patio doors out to a small private patio, 2 double bedrooms (principal en suite) and a family bathroom with 2 allocated on-site parking spaces, en-suite principal bedroom, gas fired central heating and uPVC double glazing throughout.

Key Features

- Beautifully presented ground floor apartment
- 2 double bedrooms (principal en-suite)
- Private patio to both the front and rear of the apartment.
- 2 onsite parking spaces, (one within secure underground car park)
- Contemporary apartment block constructed in 2021
- Stunning 30' open plan living space
- Just 350 yards from Castle Beach
- EPC rating B



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

The apartment can be accessed via its own patio doors or through the main:-

COMMUNAL HALLWAY

Accessed via the main entrance with inset PIR sensor downlights and quality marble floor. Situated to the opposite side of the hallway, an oak entrance door opens to the:-

PRIVATE HALLWAY

Partial marble tiled flooring, cupboard housing pressurised hot water system. Telephone entry phone system.

OPEN-PLAN KITCHEN/DINING/LIVING ROOM

30'4" x 13'5" narrowing to 9'11" (9.26m x 4.09m narrowing to 3.04m)

A spacious triple aspect room benefiting from much natural light via full height feature windows, and a rear-facing sun terrace off the kitchen. Inset downlights throughout.

KITCHEN AREA

A comprehensively fitted kitchen with granite worksurface complemented by high gloss units both above and below counter. Inset stainless steel sink unit, Marble tiled splashback, Neff oven, four-ring gas hob and extractor hood. Built in appliances including dishwasher and washing machine, space provided for fridge/freezer. Cupboard housing gas fired central heating boiler.

LIVING/DINING AREA

Ceiling down-lights, TV aerial point, telephone point. Two double radiators. Full height south facing feature windows providing excellent natural light.

BEDROOM ONE

14'5" x 9'2" (4.41m x 2.81m)

Ceiling downlights, double radiator, TV aerial point. Double glazed sliding doors leading to the rear terrace. Door to the:-

EN-SUITE

Full height tiled walls. Low flush WC, wash hand basin with vanity cupboard under. Double shower unit with mains-powered shower over, tiled surround and sliding glass door. Heated towel rail, extractor fan, ceiling downlights.

BEDROOM TWO

11'3" x 6'6" plus return of 3'7" x 3'2" (3.43m x 2.00m plus return of 1.10m x 0.99m)

Ceiling downlights, double radiator, TV aerial point. Double glazed window to the front elevation.

FAMILY BATHROOM

6'5" x 6'5" (1.98 x 1.96)

Low flush WC, wash hand basin with vanity cupboard under. Panelled bath with mains powered shower over, tiled surround and glass screen. Ceiling downlights, extractor fan, heated towel rail, full height tiled walls.

THE EXTERIOR

Apartment 1 benefits from two small terraced areas, a brick paved terrace to the rear, accessed from both the living space and bedroom one. A private path leads down the side of the apartment to a further enclosed paved patio to the front of the building.

PARKING

Apartment 1 benefits from two off-road parking spaces, one is located to the rear of the building, adjacent to the sun terrace and the other is situated within the secure underground car park.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

AGENT'S NOTE

Prospective purchasers should be aware the developers of Bridge House Apartments, Marble Homes, have submitted an application to build 9 new apartments in the land to the south-west of Bridge House Apartments. At this stage, this application remains undecided, full details of which can be viewed on Cornwall Council's Planning Portal, Application Reference: PA22/10666.

TENURE

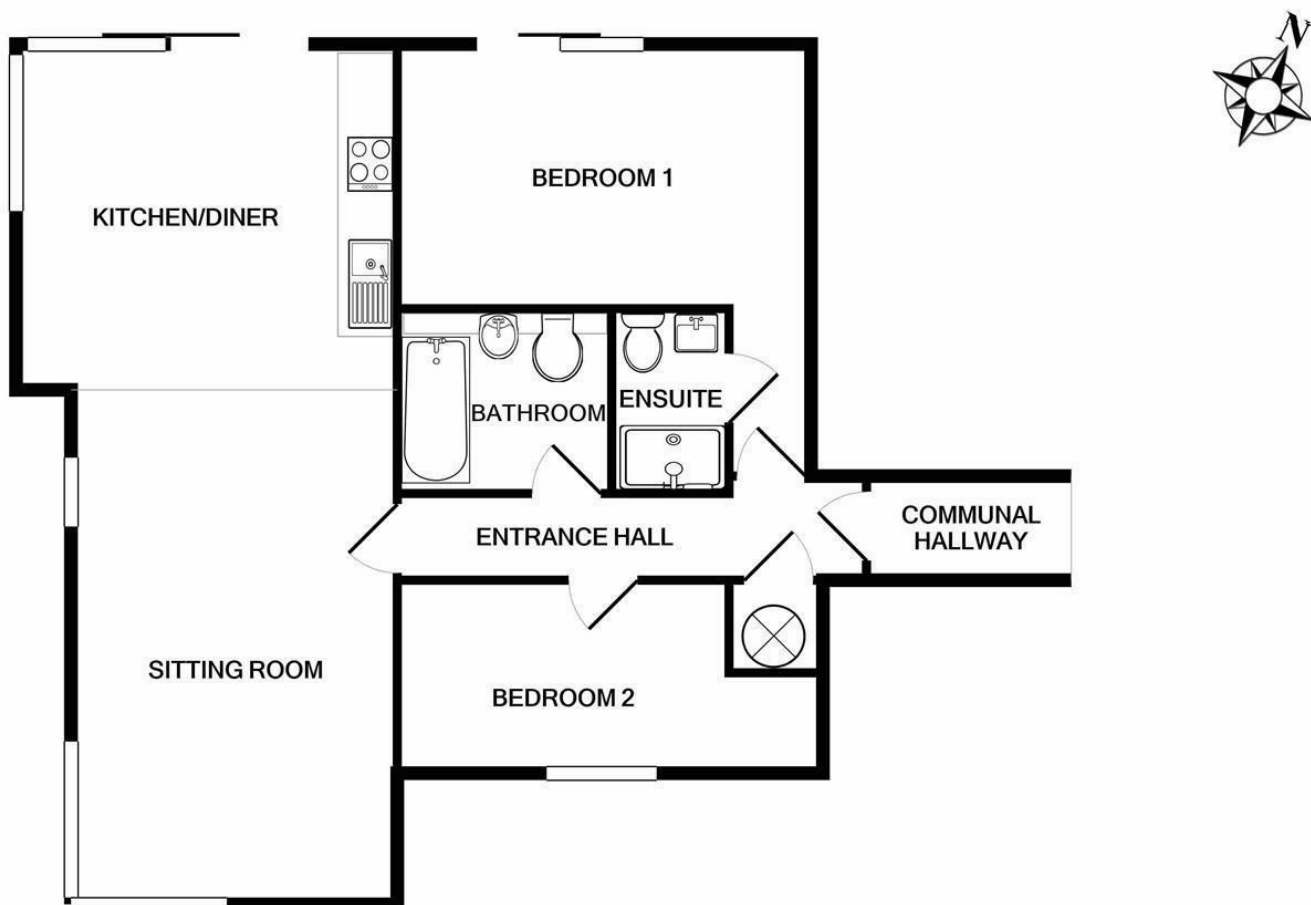
Leasehold remainder of a 999 year lease from 2021. Management fee: £1,469.82 per annum approximately, to include buildings insurance, lighting and upkeep of communal areas both internally and externally, monthly window cleaning, upkeep and maintenance of fire system and lift maintenance contract. Each owner has a 1/12 share of the freehold, the building is managed by Bluewater. We understand holiday letting is not permitted however pets are permitted.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



BRIDGE HOUSE APARTMENTS MELVILL ROAD FALMOUTH
TOTAL APPROX. FLOOR AREA 75.6 SQ.M. (814 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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