



Penthouse Apartment, 3 The Oceanic, 1 Lansdowne Road, Falmouth, TR11 4BE

£595,000

- * Just reduced by £80,000!
- * One of Falmouth's finest penthouse apartments
- * Over 1,800 square foot of unusually well proportioned accommodation
- * Extensive, panoramic and ever-changing harbour and estuary views
- * Superb private roof terrace
- * Substantially reduced as owners have emigrated

Key Features

- The penthouse apartment at 'The Oceanic'
- Allocated parking space and visitors area
- Moments from Castle Beach
- Viewing unhesitatingly recommended
- 2 reception rooms, 3 bedrooms and 2 bath/shower rooms
- Private roof terrace
- Immediate vacant possession with no onward chain
- EPC rating C



THE PROPERTY

'The Oceanic' is a substantial 'landmark' building which occupies a commanding and prominent position on the junction of Lansdowne and Melvill Roads, at one of the highest points of this highly sought-after area of Falmouth, where the isthmus is at its narrowest.

THE LOCATION

There are few positions in Falmouth which offer such expansive views of the town, harbour and estuary, combined with such close proximity to the seafront in one direction, and the town centre and harbourside in the other.

A level walk along the seafront leads to the sandy bathing beach at Gyllyngvase, home of Gylly Beach Café, behind which is Queen Mary Gardens, one of Falmouth's numerous sub-tropical public gardens, beyond which the South West Coast Path continues to Swanpool, Maenporth and beyond.

Castle Beach and the seafront (Cliff Road) is just 350 yards away, with the properties enjoying, 'on their doorstep', the beautiful circular walk around Pendennis Point with its views across the mouth of the estuary to St Mawes, the mouth of the Percuil River and St Anthony's Headland, and across the breadth of Falmouth Bay to Swanpool, Maenporth, the mouth of the Helford and shoreline of The Lizard Peninsula - one of the country's most spectacular views.

In all, a location which, anywhere in the county, is difficult to better.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Enjoying 'sole' access beyond the entrance foyer with, at mid landing level, a tall screen providing panoramic town, harbour, Flushing and countryside views.

The dimensions of the main rooms are as follows:-

Summer room/snug: 15'5" x 13'1" (4.70m x 4.00m)

Master bedroom: 12'9" x 18'0" (3.90m x 5.50m)

Lounge: 10'9" x 18'0" (3.30m x 5.50m)

Kitchen: 13'5" x 13'1" (4.10m x 4.00m)

Bedroom two: 15'8" x 9'10" (4.80m x 3.00m)

Bedroom three: 11'9" x 13'1" (3.60m x 4.00m)

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property, with electricity, water and gas individually sub-metered. Gas fired underfloor central heating. High speed broadband connection.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

999 year lease with each leaseholder owning an equal share of the freehold. Ground rent: 'peppercorn'. Management charge: c. £2,500 per annum to cover cleaning of the communal foyer, high speed internet, lighting of the communal parts, window cleaning, external redecoration, 'block' building insurance, managing agent fees, etc.

RESTRICTIONS

No holiday letting is permitted at 'The Oceanic'. Pets are not permitted in Apartment 3.

FIXTURES AND FITTINGS

All floor coverings, light fittings, curtains and blinds are included in the sale. Furniture by negotiation.

POSSESSION

Immediate vacant possession upon completion of the purchase, with no onward chain.

VIEWING

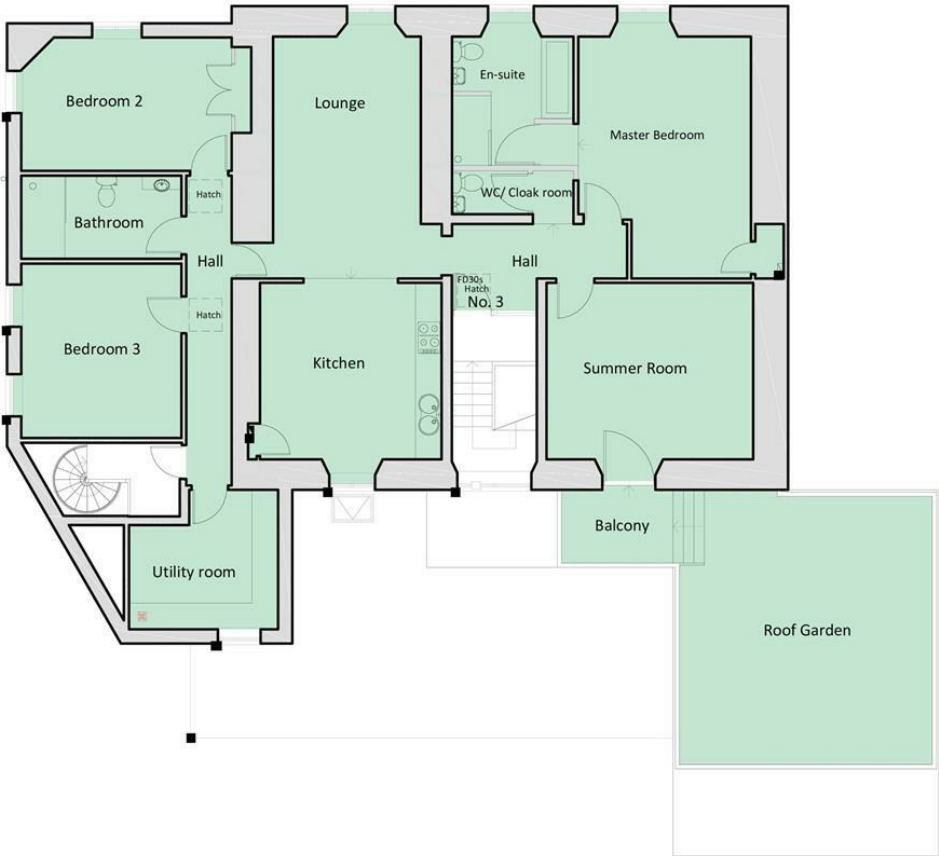
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Castle Beach - 350 yards





Floor Plan



Apartment 3 - Marketing Plan
Floor Plan 1:100

