



Top floor flat, 10a Church Street, Falmouth, TR11 3DR

Guide Price £340,000

A large and extremely well-proportioned 4 bedroom duplex apartment, forming part of a prominent Grade II Listed building arranged over ground, first, second and third floors. The duplex apartment comprises the top 2 floors, with independent access via a light and airy communal staircase, only shared with 1 apartment below. The property boasts a very large lounge/diner/kitchen, 4 bedrooms, and 2 bathrooms, totalling approximately 1,400 sq ft. The Guide Price reflects a highly attractive gross yield of 9% from June 2024.

Key Features

- 4 bedroom duplex apartment
- Prime central Falmouth position
- £30,600 gross income from June 2024
- New student tenancies from June 2024
- Spacious accommodation
- EPC rating C



PROPERTY

The property briefly comprises four double bedrooms, two bathrooms and a large open-plan kitchen/dining/living room. Accessed via a communal ope from a private gate, there is a door to the side elevation of Number 10 Church Street, which leads into a beautifully airy, light and extremely well-proportioned communal staircase, shared only between two apartments within this impressive Listed building.

GENERAL INFORMATION

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating.

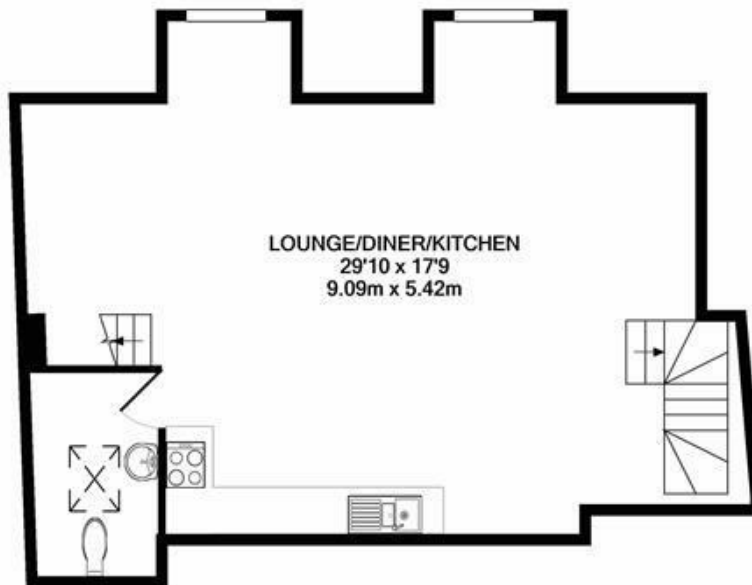
TENURE

A new long lease (circa. 999 years) will be issued to an incoming purchaser by our clients, the freeholders.

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 817 SQ.FT.
(75.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1399 SQ.FT. (130.0 SQ.M.)

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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