



Laskowski  
&Co



## 11 Bridge House Apartments, Melvill Road, Falmouth, TR11 4GJ

£295,000

A beautifully presented 2 bedroom, lift accessed second floor apartment within this exclusive, new build development, located in a prime residential location at the foot of Melvill Road, finished to a high standard throughout, with allocated off-road parking, benefiting from gas fired central heating and uPVC double glazing throughout. Elevated views towards the harbour and river can be seen from a private and sheltered balcony via sliding doors from the kitchen. To be sold with no onward chain.

### Key Features

- 2 bedrooms
- New development
- Close to amenities
- Second floor
- Allocated parking
- High quality finish
- Near Falmouth's seafront
- EPC rating B







## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

### COMMUNAL HALLWAY

From the main entrance, lift access or stairs rise to the second floor with Apartment 11 set centrally within the hallway. An oak entrance door opens to:-

### PRIVATE HALLWAY

Continuation of marble tiled flooring with Kardean flooring throughout. Cupboard housing RCD fuse box. Inset downlights. Telephone entry system.

### OPEN-PLAN KITCHEN/LIVING/DINING ROOM

22'3" x 12'0" (6.80m x 3.66m)

A nicely proportioned room with inset downlights and Kardean flooring throughout, together with sliding doors to the rear opening onto a delightful rear-facing balcony.

### KITCHEN AREA

A comprehensively fitted kitchen with polished granite worksurface together with high gloss units below and wall mounted units over. Marble tiled splashback, sink with drainer, Neff oven, four-ring gas hob and extractor hood over, and integral appliances including dishwasher, fridge/freezer and washing machine. Cupboard housing gas fired central heating boiler. Open to the:-

### LIVING/DINING AREA

Ceiling downlights, TV aerial point, telephone point. Two double radiators.

### BEDROOM ONE

10'3" x 9'6" (3.13m x 2.91m)

Ceiling downlights, double radiator, TV aerial point. Double glazed window to the rear. Skylight within the roof pitch. Carpeted flooring.

### BEDROOM TWO

10'2" x 6'5" (3.12m x 1.96m)

Ceiling downlights, double radiator, TV aerial point. Double glazed window to the rear. Skylight within the roof pitch. Carpeted flooring.

### BATHROOM

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

## THE EXTERIOR

### PRIVATE BALCONY

Accessed via sliding doors, a covered balcony providing excellent far-reaching views across Falmouth town, harbour and Trefusis Headland.

### OFF-ROAD PARKING

Allocated parking space.

## 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 C - Cornwall Council.

## TENURE

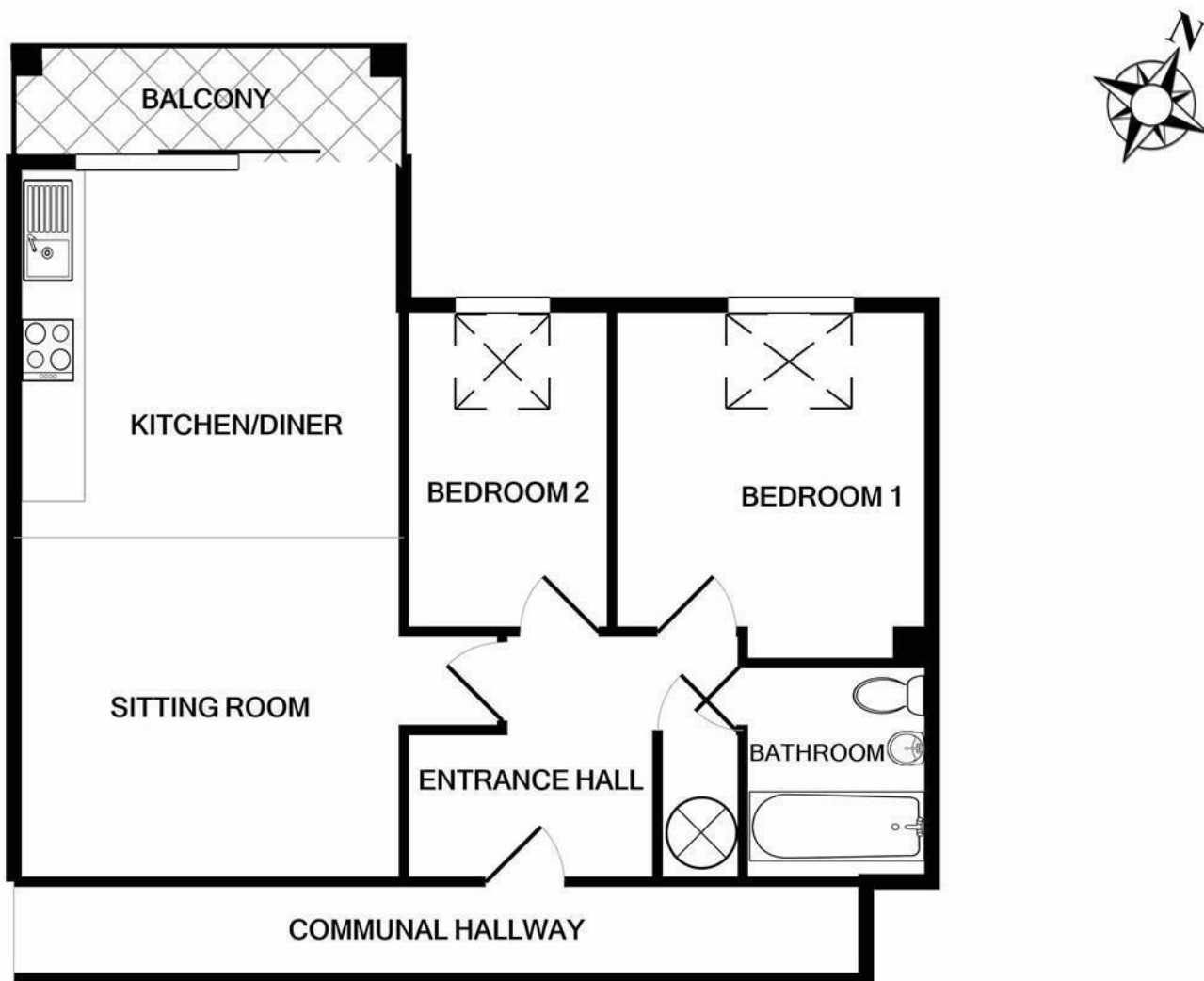
Leasehold. 999 years commencing from 1 January 2020 to 31 December 3019. Management fee: £1,243.02 per annum (for 12 months up to June 2024), to include buildings insurance, lighting and upkeep of communal areas both internally and externally, monthly window cleaning, upkeep and maintenance of fire system and lift maintenance contract. Each apartment owner benefits from a 1/12 share of the freehold, with the freehold owned by the management company. We understand that holiday letting is not permitted within the development.

## VIEWING

By telephone appointment with the vendors' 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 55.2 SQ.M. (594 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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