



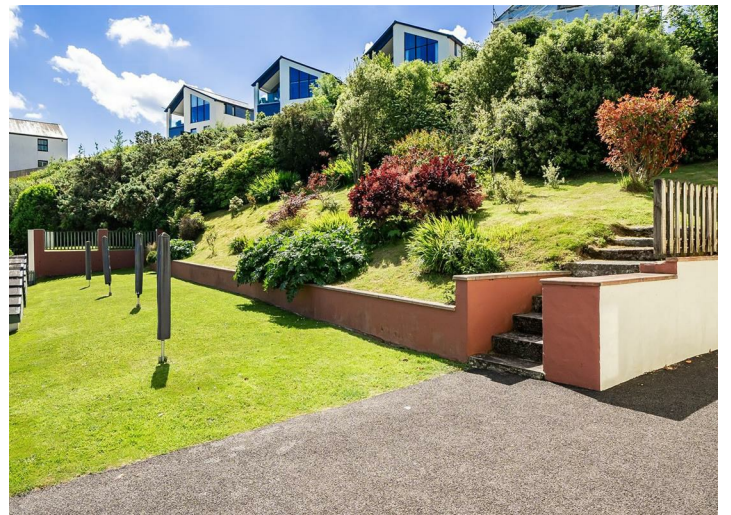
8 Swanpool Court, Swanpool, Falmouth, TR11 5BG

Guide Price £350,000

An exceedingly rare opportunity to acquire a prominent 'front line' duplex apartment within a purpose built development merely moments from Swanpool Beach, providing attractive views stretching over the nearby pool, nature reserve and towards the open bay, offering substantial 3 double bedroom accommodation, set over first and second floors, benefiting from the rarity of a balconied front aspect and accompanying, southerly facing, rear patio, leading onto the beautifully tended communal grounds, together with allocated parking, surplus visitor spacing and potential to modernise to one's taste. To be sold with no onward chain.

Key Features

- Duplex apartment
- Deceptively spacious internally
- Views over Swanpool Beach and Nature Reserve
- Allocated parking
- 3 double bedrooms
- Front balcony and rear terrace
- Stone's throw from beach
- EPC rating C



THE ACCOMMODATION COMPRISES

From the allocated parking space, a dwarf wall with opening leads to the contemporary entrance door (set centrally within the front block), featuring exterior courtesy light, small step, intercom system and opens into the:-

COMMUNAL HALLWAY

Letter boxes, communal light and stairs rising to first floor level with the private front entrance door for Number 8 situated directly ahead and leading into:-

RECEPTION HALLWAY

A broad and bright entrance way to the apartment, featuring light pouring in from two Velux windows in the pitched roof providing double ceiling height and turning staircase rising to first floor level. Useful under-stair storage cupboard. Panelled doors to bedroom one, utility/WC, secondary storage cupboard with built-in shelving, and living area. Telephone intercom/entry system, night store heater, wall mounted coat hooks. Replacement rear entry door. Three ceiling lights. Door to the:-

LIVING ROOM

Nicely proportioned with replacement uPVC casement window with views to the far side, adjacent French doors providing access onto the front-facing balcony together with views across the nature reserve and car park, towards the beach in the distance. Night store heater, electric wall heater, wall lights, ceiling light. Two small corner cupboards housing TV aerial point and shallow shelving. Diamond shaped integral window to kitchen and multi paned door opening into the:-

FRONT BALCONY

A superb addition, providing views across to the nature reserve, car park and beach, with a snapshot of the bay in the distance. Metal railing, tiled flooring and exterior courtesy light.

KITCHEN/DINER

Particularly deep, with an initial dining area providing space for a sizeable table, together with a comprehensively fitted kitchen allowing for extended worksurface creating a breakfast bar-style feature with units to three sides, both above and below a roll-top worksurface, splashback to mid point. Appliances including Belling electric oven with four-ring Zanussi hob and concealed extractor over. Space for under-counter fridge and freezer. Integrated Zanussi dishwasher. Dual aspect to kitchen with uPVC casement windows providing far-reaching views over the nature reserve and towards Swanpool Beach and bay. Ceiling spotlights, ceiling light. TV aerial point, night store heater, wall light.

BEDROOM ONE

Generously proportioned with broad casement windows to the rear elevation, providing much light and views across the beautifully tended communal gardens. Double built-in wardrobes providing plentiful hanging space and shelving. Electric wall heater, ceiling light, TV aerial point.

UTILITY/WC

Low flush WC, pedestal wash hand basin. Space and plumbing for washing machine, built-in counter top and side panel. Tile-effect flooring, further wall tiling to wet areas. Obscure casement window, display shelving, ceiling light.

Turning staircase rising to the:-

FIRST FLOOR

Dual Velux windows providing much natural light.

LANDING

Galleried to the stairwell and hallway below, doors to all rooms, loft hatch. Airing cupboard housing slatted shelving and hot water cylinder. First doorway to the landing provides a secondary exit to the upper communal hallway for convenience.

BEDROOM TWO

Situated to the front of the property and particularly bright with two Velux windows to the roof pitch, eaves storage cupboards, electric wall heater. Generously proportioned, once again providing space enough for furniture including drawers and wardrobes. Ceiling light, TV aerial point.

BEDROOM THREE

Another double bedroom, once again with dual Velux windows to the rear, offering plentiful natural light. Door to eaves storage and walk-in cupboard providing shelving and hanging space, including light. TV aerial point, hanging light, telephone point.

BATHROOM

A four-piece white suite comprising pedestal wash hand basin, low flush WC, bidet with mixer tap, panelled bath with handgrips, side shower screen and Mira Triton electric shower over. Oak-effect flooring with tiling to walls. Heatstore electric fan heater, inset downlights, strip light/shaver socket, extractor fan. Velux window to far side offering much natural light.

THE EXTERIOR

REAR TERRACE/PATIO

Accessed from the rear of the entrance hallway, a small rear terrace ideally situated for sun throughout the day with a favourable southerly aspect, comprising of waist height walling to two sides and privacy dividing wall to the neighbouring terrace. An excellent area in which to decorate with pot plants etc, and suitable for table and chairs to enjoy al fresco dining. Views over the beautifully maintained communal gardens with opening leading to a shared stairwell with steps descending to a rear access way for residents, allowing for continued access around Swanpool Court and onto the communal gardens.

ALLOCATED PARKING

Situated opposite the apartment block, private parking exists for residents, with the space for Number 8 clearly labelled. Further visitor parking is located to the far side.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations). Economy 7 night storage heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Leasehold and share of freehold. 999 year lease commencing 29 September 1997. Service charge: £180 per calendar month. We understand holiday letting is not permitted.

VIEWING

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





Floor Plan

Swanpool Court, Swanpool, Falmouth, TR11

Approximate Area = 1134 sq ft / 105.3 sq m

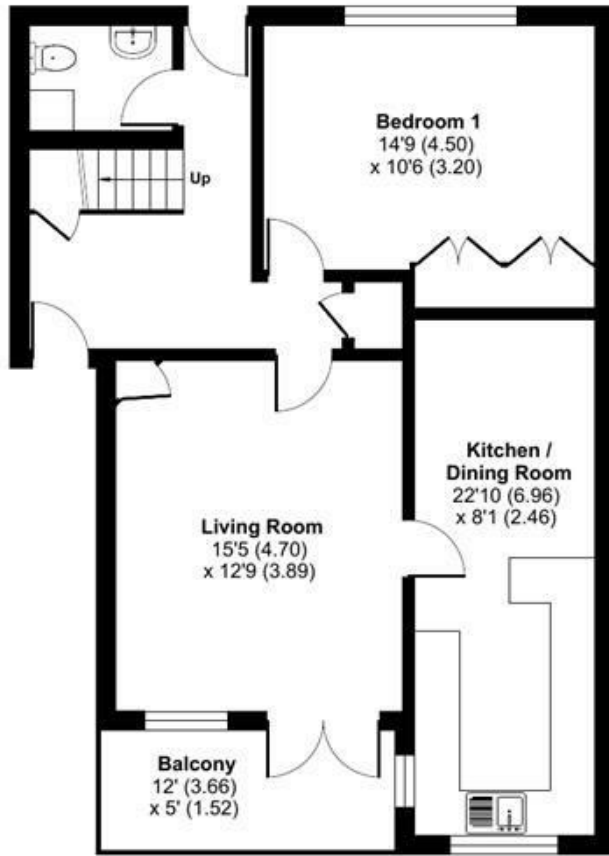
Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 1187 sq ft / 110.2 sq m

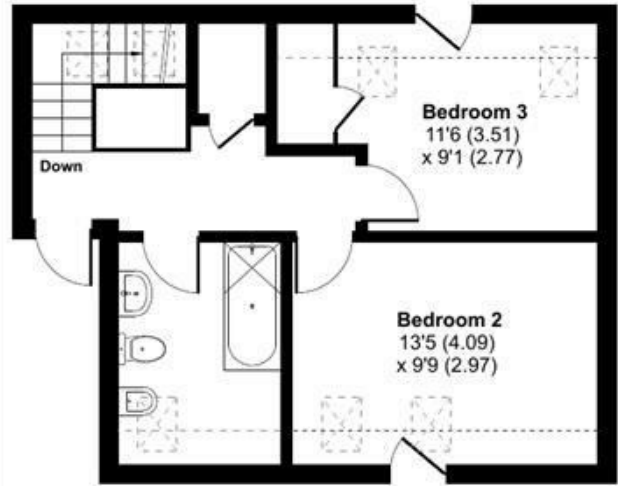
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Laskowski & Company. REF: 1136633