



3 Mulberry Court, Falmouth, TR11 3HB

£295,000

To be sold with immediate vacant possession and no onward chain: a first floor apartment set within a 'hidden' courtyard at the foot of High Street, perfectly positioned for Falmouth's shops and within a 'stone's throw' of the harbour, offering well proportioned 2 bedroom accommodation with a semi open-plan living/kitchen/dining area, tall ceilings, and the highly unusual benefit of an external roof terrace with oblique harbour and sea views, together with private on-site parking.

Key Features

- First floor apartment
- 2 bedrooms
- 'Galley-style' fitted kitchen
- Ready for immediate occupation!
- Central Falmouth location
- External roof terrace
- Allocated parking space
- EPC rating C



THE ACCOMMODATION COMPRISES

From the communal entrance to Mulberry Court, a six pane obscure glazed entrance door opens into an entrance lobby with inset coir matting, inset post boxes and turning staircase rising to the first floor landing. Four pane window providing much natural light, and to the right hand side, a private entrance door leads into the:-

ENTRANCE VESTIBULE

Ceiling light, oak-effect flooring, panelled door opening into the:-

HALLWAY

Continuation of wood-effect flooring. Wall-mounted telephone entry system, radiator, two ceiling lights, loft hatch. Panel doors leading to all rooms. Panel door to large storage cupboard with shelving, slimline panelled door providing shallow storage space with coat hooks, shelf and consumer unit with electric trip switching. Door leads into the:-

LIVING/DINING ROOM

Particularly spacious, light and bright, with the added appeal of a high ceiling, together with large uPVC double glazed window, providing a pleasant snapshot over the open water towards The Roseland Peninsular in the distance. Glazed double doors with tall header panel providing notable access onto an exterior roof deck, once again, with a snapshot of the open water in between the neighbouring properties, with the Prince of Wales Pier, ever-changing marine activity beyond and The Roseland Peninsular set to the horizon. Two ceiling lights, radiator, timber shelving underneath a tall uPVC window. Wall-mounted Worcester heating thermostat. TV aerial point, telephone point. Opening leading into the:-

KITCHEN

A galley-style kitchen, fully fitted and modern, with an array of cupboards, drawers and above counter display cabinet, together with tiled splashback at mid-point and inset sink with drainer and mixer tap. Appliances include Bosch electric oven with Indesit four ring gas hob and stainless steel extractor fan, slimline dishwasher, built-in washer/dryer and adjacent, freestanding fridge/freezer. Tiled-effect flooring, inset downlights, exposed Worcester boiler above counter level providing domestic hot water and heating. uPVC double glazed window to side elevation with deep sill. High ceiling.

BEDROOM ONE

A nicely proportioned double bedroom with high panelled ceiling with hanging light, radiator, and tall uPVC double glazed window providing an outlook over the neighbouring Mulberry Quay and an oblique view over the open water towards the fields of The Roseland in the distance. BT Openreach master hub with telephone point, ancillary internet point.

BEDROOM TWO

A slightly smaller, yet adequate double room, once again, with tall uPVC double glazed window to far side, with deep sill, recess under, and radiator. Large mirror fronted freestanding wardrobe providing useful storage and shelving.

BATHROOM

A white three piece suite comprising low flush WC with concealed cistern, pedestal wash hand basin with mixer tap,

and panelled bath with mixer tap and wall-mounted shower attachment. Tile-effect flooring, further tiling to wet areas. Wall-mounted cabinet, radiator, contemporary ceiling light, strip light over mirror. Extractor fan.

THE EXTERIOR

DECKING AREA

Accessed via French doors from the living room, and a particular rarity within Mulberry Court, an external timber deck providing a wonderful area in which to enjoy the outdoors and enjoy the ever-changing marine activity seen at the Prince of Wales Pier, together with the open water beyond and Roseland in the distance.

ALLOCATED PARKING SPACE

Number 3 enjoys the use of an allocated parking space, located opposite Mulberry Court, with clear labelling set to a half-height wall.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

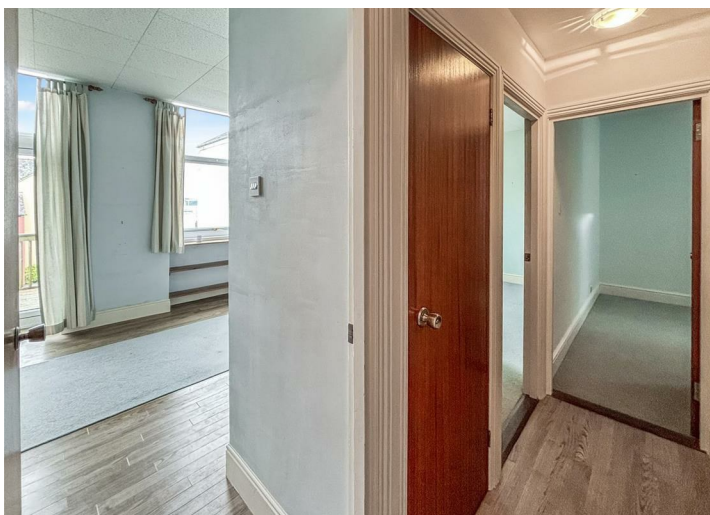
Band C - Cornwall Council.

TENURE

Leasehold. Remainder of 999 year lease commencing from 1982, with the freehold vested within the management company, which comprises the seven leaseholders. We understand long-term letting is permitted (excluding holiday letting), but pets are not. Service charge: £172 pcm for the comprehensive maintenance schedule.

VIEWING

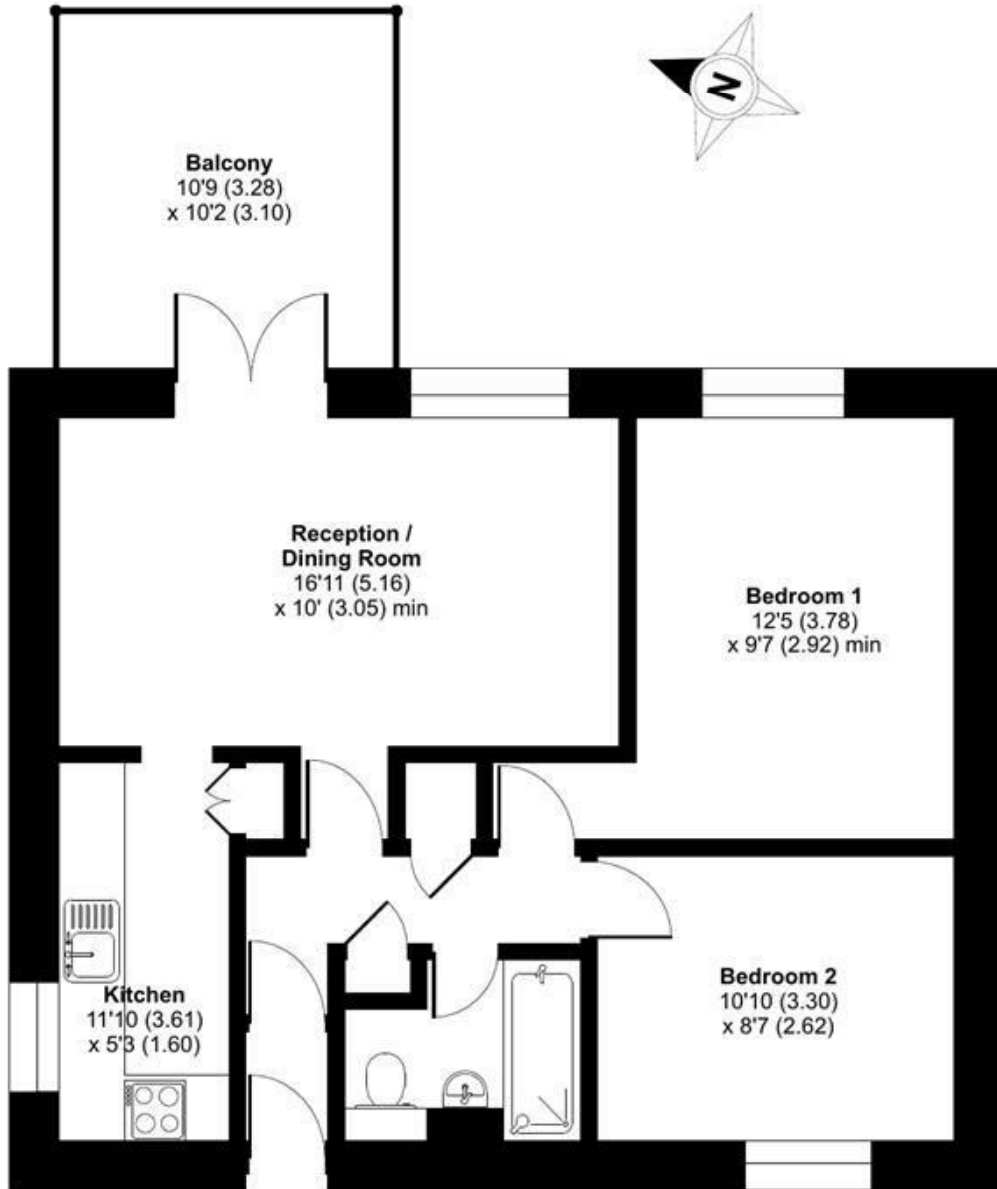
Strictly by appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Mulberry Court, Market Strand, Falmouth, TR11

Approximate Area = 597 sq ft / 55.5 sq m

For identification only - Not to scale



FIRST 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: 1181330