



7 Quay Hill, Falmouth, TR11 3HG

Guide Price £235,000

A Grade II Listed 19th century 3 storey town house, currently divided into 2 flats and located within Quay Hill in the heart of Falmouth, less than 100 yards from Custom House Quay and the harbourside. Now requiring renovation, the entrance hallway provides access to both the 1 bedroom ground floor flat, with its own private courtyard garden, and to the 2 bedroom flat which occupies the first and second floors of the building. With over 1100 sq ft of accommodation, Number 7 Quay hill is ideal for those looking to purchase a buy to let investment, or main home with income potential. The location of Quay Hill offers many independent shops, restaurants and bars right on the doorstep, with Falmouth Marina, Events Square and the National Maritime Museum within a 5 minute walk. Being offered for sale with immediate vacant possession and no onward chain.

Key Features

- 3 storey Grade II Listed town house
- Requiring renovation
- Rear courtyard garden and first floor balcony
- No onward chain
- Arranged as 2 flats
- Town centre location, just yards from the harbour
- Freehold
- EPC ratings D and G



THE ACCOMMODATION COMPRISES

Timber front door to the:-

ENTRANCE HALLWAY

Providing access to both flats. Ceiling light. Smoke detector.

GROUND FLOOR FLAT

Door to the:-

LIVING ROOM

Ceiling light, night storage heater within under-stair recess. TV aerial point. Door to bedroom, open through to the:-

KITCHEN

A basic kitchen with a range of eye and waist level units, roll-top worksurface with inset stainless steel sink/drainage unit, space for cooker with electric cooker point, space for fridge/freezer, part-tiled walls. Door to inner lobby. Multi-pane glazed door to the rear courtyard garden, double glazed window to side aspect. Tiled flooring, extractor fan.

INNER LOBBY

Cupboard housing immersion tank, wall-mounted coat rail, door to the:-

BATHROOM

A white suite comprising panelled bath with mixer tap and shower attachment. Dual flush WC, pedestal wash hand basin with mixer tap. Fully tiled walls and flooring, extractor fan, obscure double glazed window.

BEDROOM

Original wooden sash window to front aspect, night storage heater, cupboard housing electric meters and consumer unit. Further storage cupboard with hanging rail, ceiling light, smoke detector.

THE EXTERIOR

REAR COURTYARD GARDEN

Accessed via the kitchen, a paved courtyard garden, low in maintenance and south-easterly facing, enjoying the morning sun.

FIRST AND SECOND FLOOR FLAT

ENTRANCE LOBBY

Hanging rail, ceiling light. Stairs rising to the first floor.

SPLIT-LEVEL LANDING

Doors to living room, kitchen and bathroom. Staircase rising to the second floor.

LIVING ROOM

A light and bright living room with original multi-pane sash window to front aspect. Ornate cast iron fireplace with wood mantel surround and built-in cupboard with shelving to one side. Wall-mounted consumer unit and electric meter, wall-mounted electric heater, TV aerial point and telephone point, ceiling light.

KITCHEN

A basic kitchen with eye and waist level units with roll-top worksurface and built-in stainless steel sink/drainage unit. Part-tiled walls, central ceiling light, multi-pane glazed double doors opening onto a small balcony with railings.

BATHROOM

A white suite comprising dual flush WC, pedestal wash hand basin and P-shaped panelled bath with tiled surround and Mira electric shower with glass shower screen. Part-tiled walls, ceiling light, obscure glazed sash-style window to rear aspect. Airing cupboard with shelving housing immersion tank.

SECOND FLOOR

LANDING

Doors to bedrooms one and two. Loft hatch, ceiling light.

BEDROOM ONE

Glazed sash window to front aspect, ceiling light, wall-mounted electric heater. Built-in wardrobe with shelving and hanging rail.

BEDROOM TWO

Double glazed window to rear aspect overlooking the courtyard of the ground floor flat with a glimpse between the rooftops towards Pendennis Castle. Built-in cupboard with shelving, wall-mounted electric heater, ceiling light.

GENERAL INFORMATION

SERVICES

Mains drainage, electricity and water are connected to the property. Telephone point (subject to supplier's regulations).

COUNCIL TAX

Both flats are Band A - Cornwall Council.

TENURE

Freehold.

VIEWING

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

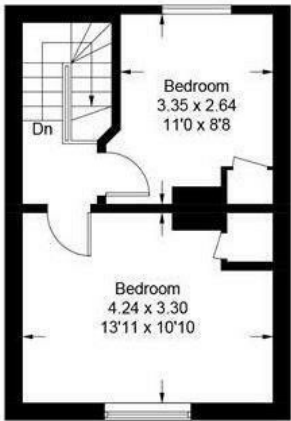
Agents Note

Due to the

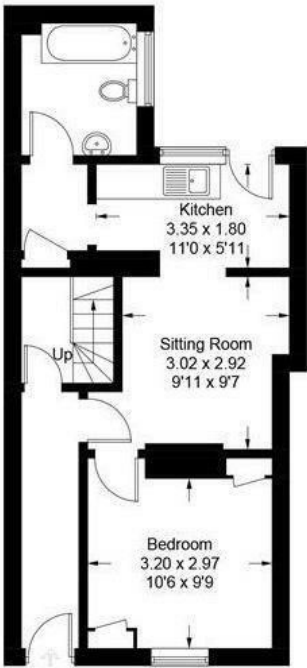


Floor Plan

Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft



Second Floor



Ground floor flat



First and second floor flat