



2 Berkeley Mews, Falmouth, TR11 2BW

Guide Price £150,000

A 2 bedroom ground floor flat, located within popular Berkeley Mews just a few minutes walk from Falmouth town centre. The accommodation requires updating and modernisation, and comprises: private entrance hallway, 2 bedrooms, living room and kitchen. The property benefits from allocated parking for 1 vehicle. An ideal first time buy or investment opportunity. No onward chain.

Key Features

- 2 bedroom ground floor flat
- Close to Falmouth town centre
- Ideal first time buy or investment opportunity
- Viewing recommended
- Requiring updating and modernisation
- Allocated parking space
- No onward chain
- EPC rating C



THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

ENTRANCE HALLWAY

Doors to bedrooms, wet room and living room. Central ceiling light, tiled flooring. Wall mounted consumer unit, telephone and broadband points. Large storage cupboard with shelving and light.

BEDROOM ONE

A double bedroom with double glazed window to front aspect, radiator, central ceiling light. Built-in shelving.

BEDROOM TWO

A small single bedroom with double glazed window to front aspect, central ceiling light, built-in shelving.

WET ROOM

Electric shower with panelled surround, further tiling to walls. Dual flush WC, wash hand basin. Central ceiling light, extractor fan, wall mounted heater. Ladder-style radiator/heated towel rail.

LIVING ROOM

Large double glazed window to rear aspect. Radiator, central ceiling lights, TV aerial socket, telephone point. Archway to:-

KITCHEN

Range of eye and waist level units with roll-top worksurface, inset stainless steel sink/drainage unit with mixer tap. Space and plumbing for washing machine (currently housing Bosch Maxx 6 washing machine). Space for cooker with gas cooker point (currently housing four-ring gas cooker with gas oven and grill). Worcester gas combination boiler providing domestic hot water and central heating. Space for fridge/freezer, central ceiling light. Double glazed window to front aspect.

THE EXTERIOR

PARKING

Number 2 benefits from an allocated parking space, located within the car park of the development.

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 A - Cornwall Council.

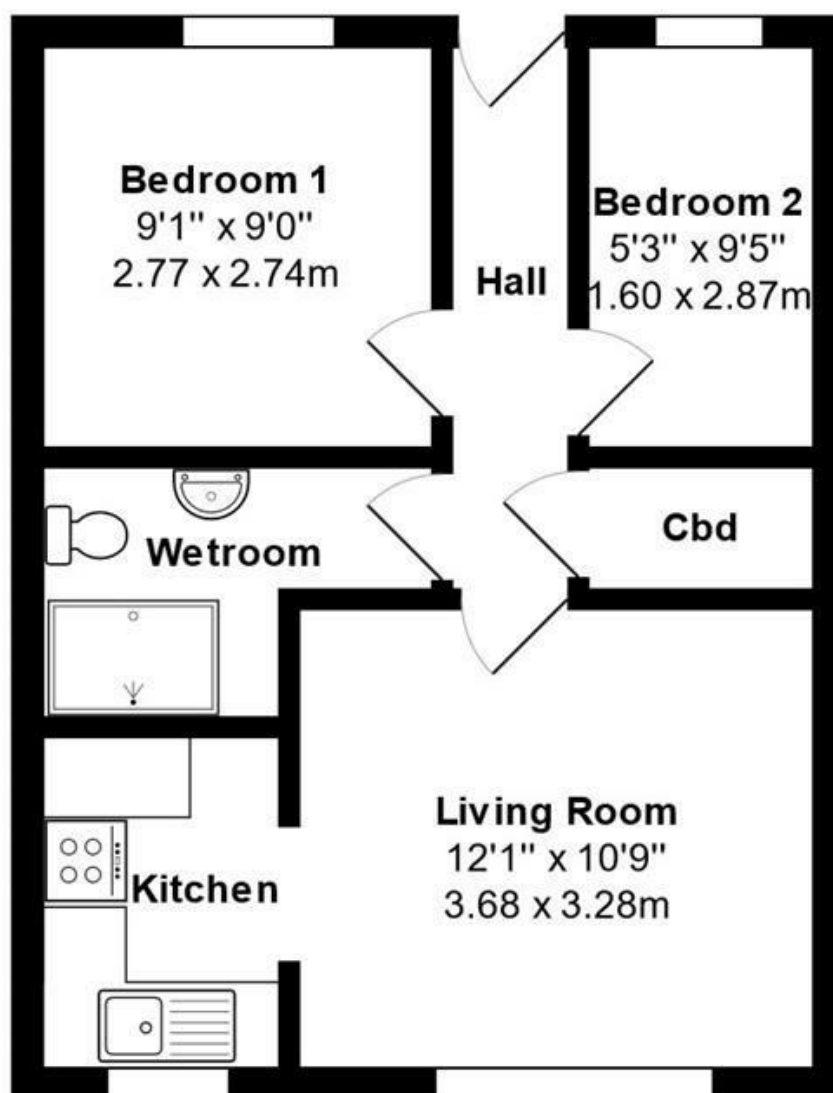
TENURE

Leasehold. 999 year lease commencing 19 October 1993. Monthly service charge of £120 (£1,440 per annum) covering maintenance of all communal parts and buildings insurance. We understand domestic pets and long-term letting is permitted, but not holiday letting.

VIEWING

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

Floor Plan



Berkeley Mews, Berkeley Hill, Falmouth, TR11 2BW

Total Approx Area: 425 ft² ... 39.5 m²

All measurements are approximate and for display purposes only