

General view of Meadow Court



4 Meadow Court, Meadowside Road, Falmouth, TR11 4FE

£219,500

A wonderful, light and bright two double bedroom first floor apartment, located in a convenient position within walking distance of Falmouth town, Swanpool Nature Reserve and beach. The apartment comprises: a 16' dual aspect living room, fitted kitchen, bathroom and two spacious bedrooms. Externally there is allocated parking and the property is available with immediate vacant possession and no onward chain. A delightful main home, or investment opportunity.

Key Features

- Constructed circa 2009
- 2 double bedrooms
- Ready for immediate occupation with no onward chain
- Within walking distance of Falmouth town centre and Swanpool Beach
- Modern first floor apartment
- Generously sized living/dining room
- Allocated parking
- EPC rating B



THE ACCOMMODATION COMPRISES

From the brick paved parking area, a side pathway leads to a communal front entrance door for Meadow Court, opening into the:-

ENTRANCE FOYER

PIR sensor lighting. Door leading to stairs, rising to the:-

FIRST FLOOR

COMMUNAL LANDING

PIR sensor lighting. Tall clear glazed windows. Door to Number 4 opening into the:-

PRIVATE HALLWAY

A broad and deep entrance hallway with telephone intercom system, coat hooks and inset downlights. Wall-mounted Theben heating and thermostat control. Radiator. Doors to all rooms and broad double width cupboard offering ample storage space and shelving. Hanging space, concealed strip lighting, electric consumer unit.

KITCHEN

A contemporary fitted kitchen offering workspace to three sides, together with an array of cupboards set above and below waist height. Built-in appliances including Hotpoint electric oven, matching four-ring gas hob, stainless steel splashback and matching extractor fan over. Space and plumbing for washing machine, space for dryer or undercounter fridge. Space for further white goods. Stainless steel sink with drainer and mixer tap. Corner cupboard housing Ariston combination boiler, providing domestic hot water and central heating. Double glazed window to rear elevation with an elevated wooded outlook. Inset downlights, engineered oak flooring.

LIVING/DINING ROOM

A spacious and bright double aspect room with broad clear glazed windows to two sides, providing much natural light. Inset downlights, radiator, media master point with multiple sockets, satellite TV aerial, TV aerial point and internet point. Telephone point.

BEDROOM ONE

A generously sized double bedroom, providing ample space for furniture. uPVC casement windows to far side. Telephone point, TV aerial point and satellite point. Hanging light, radiator.

BEDROOM TWO

Double glazed casement windows to the far side. Full height built-in wardrobe with sliding doors offering hanging space and ample shelving. TV aerial point, satellite point and telephone point. Radiator, hanging light.

BATHROOM

White three-piece suite comprising low flush WC, pedestal wash hand basin with neutral tiled splashback and mirror-fronted medicine cabinet over, panelled bath with handgrips and Mira VIEV electric shower with clear glazed shower screen. Tiling to bath/shower. Inset downlight. Obscure glazed uPVC casement window, heated towel rail, extractor fan.

THE EXTERIOR

COMMUNAL GARDENS

Located to the rear of the building, there is a broad communal garden area, mainly laid to lawn, providing a particularly pleasant outdoor area with a lightly wooded backdrop and low lying stream abutting the boundary below - a haven of tranquillity for those wishing to acquire an apartment with peaceful outdoor surrounding.

PARKING

We understand Number 4 benefits from one allocated parking space, located next to the timber boundary fence upon entry, on the right-hand side.

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 B - Cornwall Council.

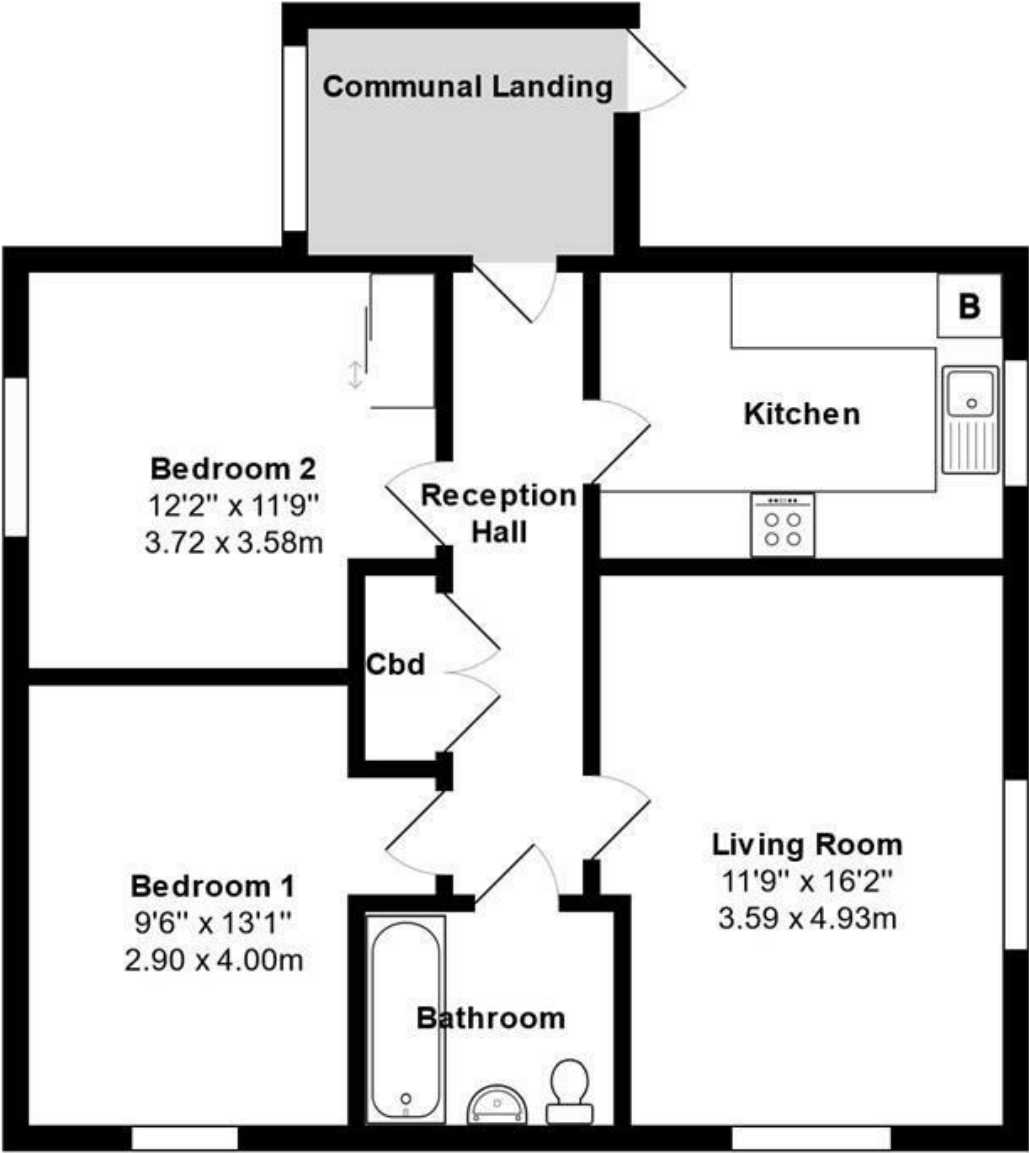
TENURE

Leasehold. 999 year lease. Pets and holiday letting are not permitted, however shorthold tenancies for a minimum period of six months are. Maintenance charge - £114.43 per month to include buildings insurance, outside maintenance, cleaning of communal areas.

VIEWING

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

Floor Plan



Meadowcourt, Meadows Road, Falmouth, TR11 4FE

Approx Total Area: 67.0 m² ... 722 ft² (excluding communal landing)

All measurements are approximate and for display purposes only