



Laskowski
&Co



Flat 5, Gyllyng Hall, Gyllyng Street, Falmouth, TR11 3EL

£250,000

A well appointed, light and spacious first floor apartment (with level access from the rear), occupying a favourable position within this exclusive and highly regarded conversion. Providing 2 double bedroom accommodation, the property is located moments from the centre of this bustling town, yet slightly 'tucked away', boasting lovely elevated views over Falmouth Harbour and beyond. An excellent 'turnkey' purchase!

A beautifully presented and spacious two double bedroom ground floor apartment

Key Features

- First floor apartment
- Harbour views
- Modern throughout
- Viewing recommended
- 2 double bedrooms
- Desirable conversion
- Central town location
- EPC rating C



THE LOCATION

Gyllyng Hall sits between New Street and Gyllyng Street, just above Arwenack Street, Falmouth town's primary high street. As a result, the wide array of shops, bars, pubs and restaurants are on the apartment's doorstep; therefore, we envisage it being of strong interest from buyers seeking a permanent residence, second home or investment. Custom House Quay, National Maritime Museum and Events Square are also nearby.

Keen sailors will relish the proximity of the waterside, as well as the stunning marine views; the town's railway station is nearby at The Dell, with regular service to the nearby cathedral city of Truro, and the seafront, with its safe sandy beaches and beautiful clifftop walks being an approximate ten/fifteen minute walk away.

THE ACCOMMODATION COMPRISES

Accessed via steps at the rear of the building, leading into a communal, recently redecorated, hallway with door to the apartment.

ENTRANCE HALLWAY

Providing access to the bedrooms, bathroom and living room. Wall mounted thermostat.

BEDROOM ONE

A double bedroom with carpeted flooring, radiator, window to rear elevation. Space for bedroom furniture etc.

BEDROOM TWO

Another double bedroom with carpeted flooring, radiator, corner ceramic sink with tiled splashback and mixer tap. Window to rear elevation, built-in wardrobe.

BATHROOM

Tiled flooring and walls. bath with over-head shower unit and glazed screen, low level flush WC, wash basin with mixer tap and vanity unit surround. Extractor.

OPEN-PLAN LIVING ROOM

Wood-effect flooring, space for living room furniture, modern uPVC double glazed windows to front elevation enjoying elevated harbour views and beyond. Radiator.

KITCHEN AREA

A modern kitchen: base and eye level units with tiled splashback, integrated oven with induction hob, stainless steel extractor hood. Integrated stainless steel sink with mixer tap, integrated fridge/freezer. Upvc double glazed window to front elevation enjoying wonderful elevated harbour views and beyond. Space for dishwasher and washing machine/tumble dryer.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating. Newly installed gas boiler.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Long leasehold, with a share of the freehold (divided between the eight apartments). Freehold owned by Gyllyng Hall Management Company with Flat 5 owning an 1/8 share of this company. Maintenance charges: £1,644 per annum, all inclusive. Short and longer term lets permitted.

VIEWING

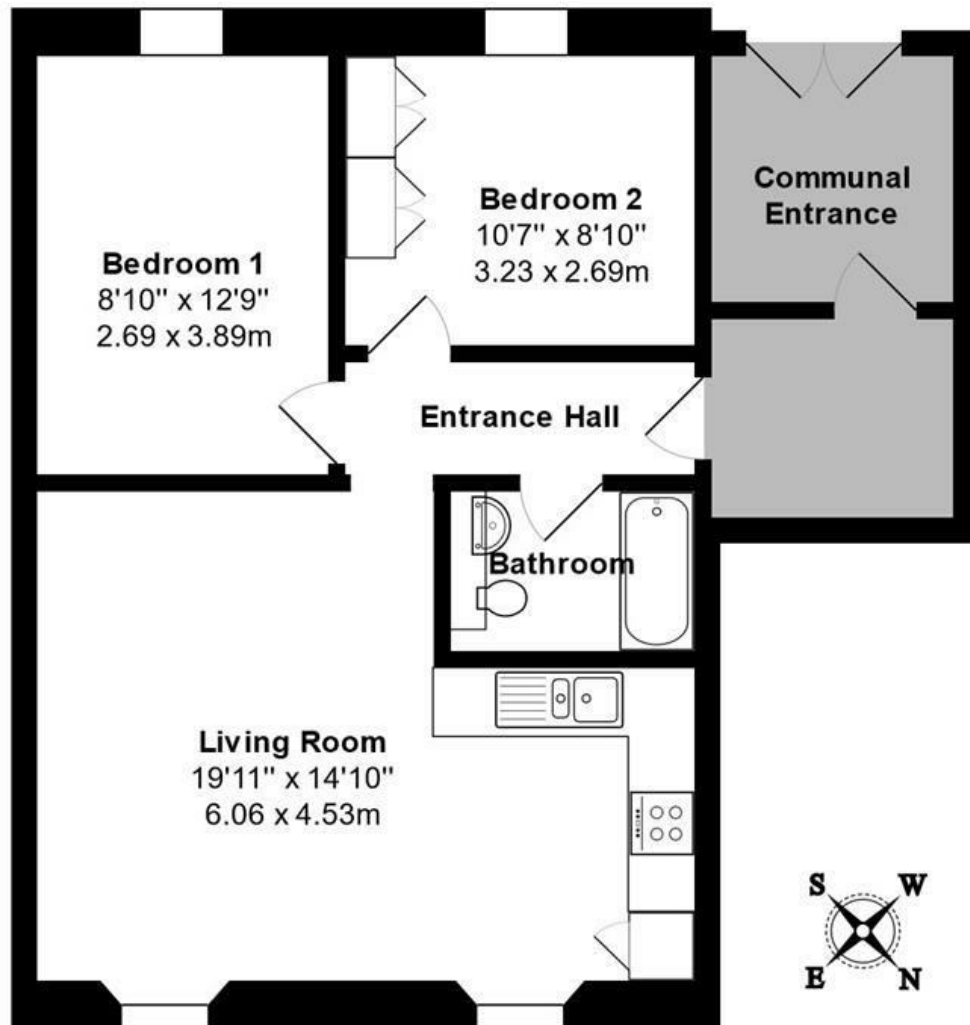
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Take the second exit at the roundabout off Dracaena Avenue onto Western Terrace (passing Falmouth Rugby Club on the right hand-side) and continue along the road (passing Merchants Manor Hotel on the right hand-side) and take the first exit onto Woodlane. Continue along Woodlane, bearing left down Swanpool Street. Take the second left onto New Street. Gyllyng Hall is found on the left-hand side.



Floor Plan



Gyllyng Hall, Gyllyng Street, Falmouth, TR11 3EL

Total Approx Area: 45.6 m² ... 490 ft²

All measurements are approximate and for display purposes only