



Laskowski
&Co



19 Swanpool Court, Swanpool, Falmouth, TR11 5BG

Guide Price £280,000

Enjoying a superb position just 'a stone's throw' from Swanpool Nature Reserve, Lake, Beach, and South West Coast Path, a particularly well proportioned ground floor apartment providing 2 double bedroom accommodation, including a spacious living room, kitchen/diner and private courtyard garden accessed from the rear. The apartment comes with allocated parking, visitors parking and communal gardens - available with the added benefit of no onward chain.

Key Features

- Spacious 2 double bedroom ground floor apartment
- 150 yards from the beach
- Allocated parking space
- EPC rating D
- Large, sociable kitchen/diner
- Private south-facing rear courtyard
- Delightful main home or investment



General view of Swanpool Court



THE ACCOMMODATION COMPRISES

Obscure glazed front door to:-

COMMUNAL ENTRANCE HALLWAY

Apartment front door to:-

ENTRANCE HALLWAY

Doors to living room, kitchen/dining room, bedrooms and bathroom. Airing cupboard housing hot water cylinder and shelving. Wall mounted consumer unit, central ceiling light. Wall mounted entry phone.

LIVING ROOM

Light and bright with large double glazed window to front aspect. Electric wall mounted heater, central ceiling and wall mounted lighting. TV and telephone points.

KITCHEN/DINER

A spacious sociable kitchen/diner with a range of eye level and base units, roll-top worksurface with one and a half bowl sink/drain unit with mixer tap. Part tiled walls, built-in electric oven and hob with extractor unit over, space and plumbing washing machine, space for condensing tumble dryer. Double glazed window to rear aspect, obscure double glazed door to rear patio garden. The room offers space for a large family dining table and/or comfortable seating. Wall mounted electric heater, recessed ceiling lights.

BEDROOM ONE

Large double bedroom with double glazed window to rear aspect overlooking the rear courtyard garden. Central ceiling light, wall mounted electric heater.

BEDROOM TWO

Good sized second double bedroom with double glazed window to front aspect. Electric wall mounted heater, central ceiling light.

BATHROOM/WC

White suite comprising panelled bath with boiler-fed shower over, part tiled walls, pedestal wash hand basin, low level flush WC. Dimplex wall mounted heater, extractor fan, central ceiling light.

THE EXTERIOR

REAR

Brick paved, enclosed and private courtyard garden with raised flower beds containing a number of small shrubs. A pedestrian gate provides side access over the neighbouring courtyard in favour of Number 19.

FRONT

Car park with designated space for Number 19, together with a number of visitor parking.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Leasehold: 999 year lease commencing 29 September 1997. Maintenance charge £2,160 per annum, paid either monthly (£180) or quarterly (£540), which includes buildings insurance, upkeep of communal areas, and outside redecoration. We understand the freehold of Swanpool Court is vested within the management company of which the leaseholders take an equal share. No resident is allowed to keep a dog or dogs on the property.

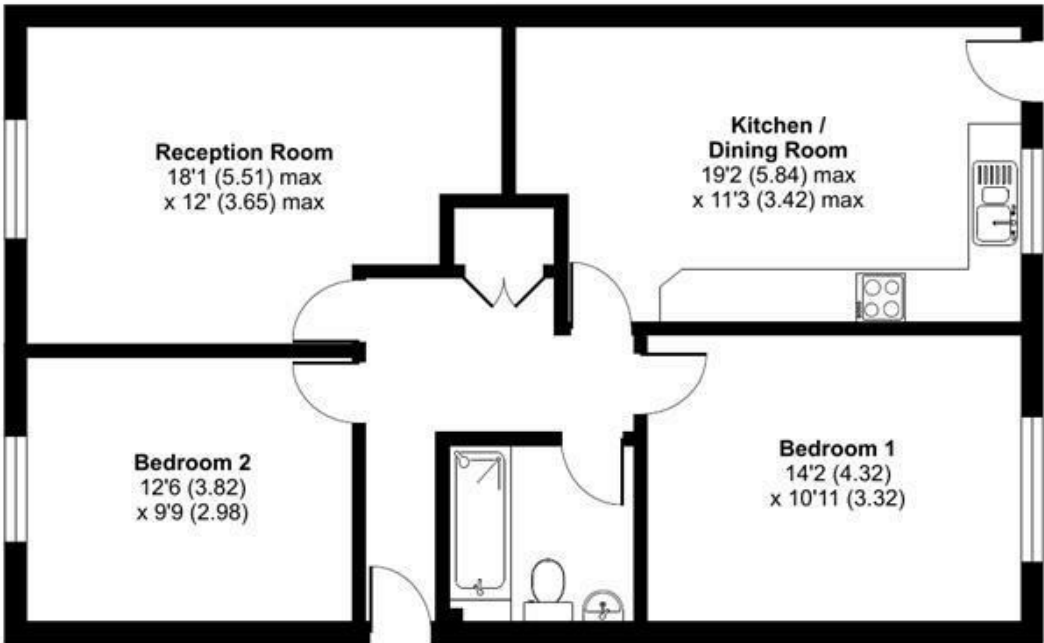
VIEWING

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



Swanpool Court, Swanpool, Falmouth, TR11

Approximate Area = 848 sq ft / 78.8 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1258189