



Laskowski
&Co



Flat 4, 1 Bank Place, Falmouth, TR11 4AT

£195,000

Forming part of a renowned and imposing red brick façade, Grade II Listed building; a well maintained, modern, 1 bedroom apartment located along Falmouth's main thoroughfare, offering absolute convenience with doorstep access to varying amenities, public transport and the vibrant 'Events Square'. An ideal first time purchase or bolthole with no onward chain.

Key Features

- 1 bedroom apartment
- Share of freehold
- Superb, central location
- No onward chain
- First floor
- Striking Grade II Listed building
- Modern interior
- EPC rating C



THE ACCOMMODATION COMPRISES

Accessed from the rear of the building, brick-paved steps with wrought iron railings lead up to a paved patio terrace, with further steps up to the top floor and a communal door opening into the:-

SHARED ENTRANCE LOBBY

Shared with Apartments 2 and 4, a generous entrance area, with exposed timber floorboards and storage cupboard housing electric meters. Private entrance door to the:-

ENTRANCE HALL

Panelled doors to the living area, bedroom, and bathroom. Cupboard housing hot water cylinder with shelving over. Exposed timber floorboards.

OPEN-PLAN LIVING ROOM

A characterful and light room with two large timber sash windows to the front elevation, with timber framed shutters either side. Exposed timber floorboards, wooden panelling to walls. Fireplace with exposed brickwork. Night storage heater. Open to the:-

KITCHEN

A modern shaker-style kitchen with cupboards both above and below a wood-effect laminate work surface, with inset stainless-steel sink with mixer tap and drainer. Integrated electric hob with fan oven and extraction fan. Tiled splashback. Space for a washer/dryer or dishwasher. Built-in shelving with hooks and space for fridge/freezer. Tiled flooring.

BEDROOM

A double room with exposed timber floorboards and timber sash windows to the rear elevation. Night storage heater.

SHOWER ROOM

A three piece suite comprising low flush WC with laminate vanity unit, inset sink and stainless steel mixer tap with tiled splash back and mirrored wall cabinet with shaver light, and walk-in shower cubicle with glass surround, panelled wall and mixer shower. Electric heated towel rail. Part-tiled walls, tiled flooring. Extractor fan.

THE EXTERIOR

SHARED PATIO TERRACE

A paved patio area provides residents with a communal outdoor sitting area, capturing much sunlight throughout the day.

STORE

Allocated to each apartment, a lockable and reduced-height storage area.

GENERAL INFORMATION

SERVICES

Mains electric, water and electricity are connected to the property. Night storage heaters. Electric towel rail in bathroom.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

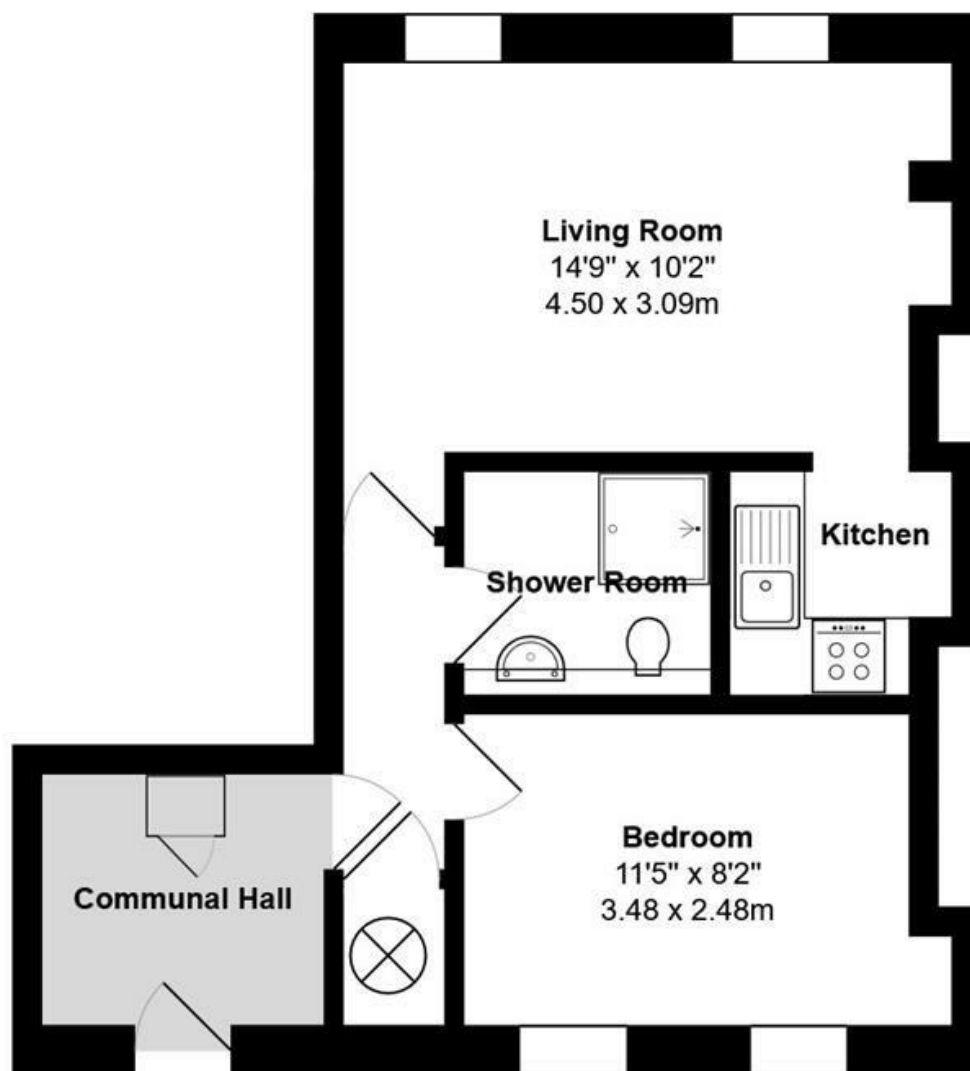
Leasehold. 999 year lease commencing 2015. Maintenance charge of £75 pcm to include the management fee, building insurance, maintenance of the exterior, and all common areas. We understand there is no restriction on short or long term letting.

VIEWING

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



Floor Plan



Bank Place, Falmouth, TR11 4AT

Total Approx Area: 37.9 m² ... 407 ft² (excluding communal hall)

All measurements are approximate and for display purposes only