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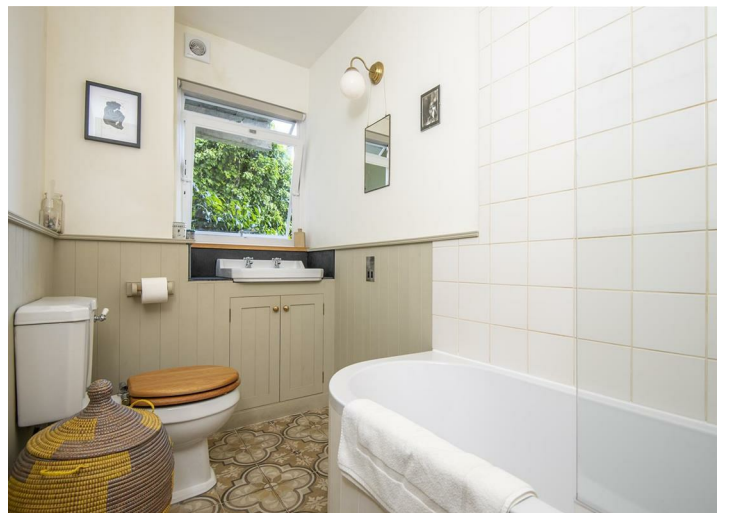
4 Estuary View, Beacon Street, Falmouth, TR11 2AQ

Guide Price £295,000

A charming, Grade II Listed 1 bedroom apartment, forming part of this historic building and benefiting from its own private entrance. Ideally situated close to the town centre, the apartment boasts stunning, elevated panoramic views over Penryn River and Falmouth Harbour from the generous living area. This characterful home retains many original features and includes a patio garden, allocated parking, and a resident-owned freehold. With mostly level access, it is well-suited to first-time buyers, retirees, and elderly couples, while also offering excellent rental potential for investors.

Key Features

- Charming Grade II Listed 1 bedroom apartment
- Stunning, elevated panoramic views
- 1 allocated parking space
- Retaining many original features and much character throughout
- Front patio
- EPC rating E



THE ACCOMMODATION COMPRISES

From the front entranceway, a pathway leads through the front patio garden with front door opening into:-

ENTRANCE PORCH

Ornate original porch, cupboard housing electrical consumer unit and fuse box. Door opening into the:-

ENTRANCE HALL

Approximately 4.57m (15') long, featuring a corbel arch and beautiful, original restored pine flooring, running the entire length of the property. An ideal space for hanging coats and installing a shoe cabinet etc. Door to bedroom. Opening to utility and bathroom, further opening to the:-

OPEN PLAN LIVING/KITCHEN/DINING AREA

LIVING/DINING AREA

A key highlight of this space is the large Georgian-style triple bay sash window, bringing in much natural light and showcasing panoramic views across Falmouth Harbour, Trefusis Point, and Flushing. Additional features include fireplace with hearth and surround and integrated fuel efficient multi-fuel log burner, space for living/dining room furniture, and high ceilings with hanging lights and downlights to alcove.

KITCHEN

Featuring a range of bespoke solid beech units with complementary work surfaces, as well as matching bespoke floating shelving. Inset French-style ceramic sink unit with chrome mixer tap, space for cooker and fridge/freezer, and plumbing for dishwasher. Ceiling spotlights. Window to the rear aspect offering panoramic views across Falmouth Harbour, Trefusis Point, and Flushing, alike to the living/dining area.

BEDROOM

A nicely proportioned double bedroom featuring a Georgian-style 12-pane sash window to the front aspect. Bespoke integrated shelving, cupboard and wardrobe space. Original restored pine flooring, ceiling light.

UTILITY

A cleverly designed 'utility' space with tile-effect flooring, space for washing machine, shelving, and housing hot water cylinder. Small airing cupboard space. Ceiling light. Door to the:-

BATHROOM

A three piece suite comprising low flush WC, bath with glazed screen and shower over, and integrated wash basin with bespoke pine cupboards under. Access to useful storage space. Extractor fan, tiled flooring with underfloor heating, part-tiled and part-panelled walls, wall light. Window to side aspect.

THE EXTERIOR

TO THE FRONT

A charming patio garden welcomes you upon entrance, with a paved section perfect for al fresco dining, capturing much sunlight throughout the day. The garden is enclosed by high walls and complemented by mature shrubs and plants. A

truly lovely spot! To the side of the property, a gated entrance leads to a convenient storage area for garden equipment, and offers access to the rear elevation of the building.

TO THE REAR

Additionally, the property benefits from one allocated parking space and a generous clothes drying area.

GENERAL INFORMATION

SERVICES

Mains electricity, water, and drainage are connected to the property. Electric radiators. Underfloor heating to bathroom.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

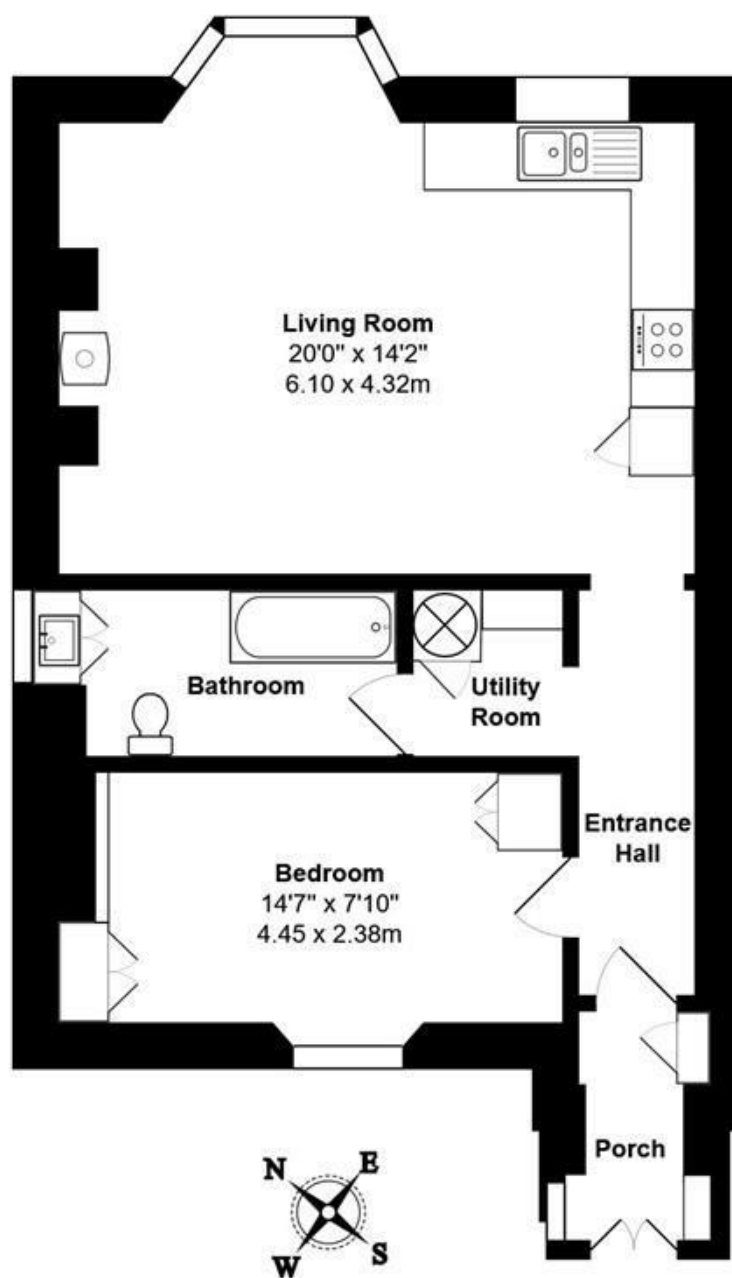
Leasehold - share of freehold. 999 year lease commencing 1 January 1987. Service charge is £132 per month to Silverkey.

VIEWING

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



Floor Plan



Estuary View, Beacon Street, Falmouth, TR11 2AQ

Total Approx Area: 610 ft² ... 56.6 m²

All measurements are approximate and for display purposes only