



Flat 3, 41 High Street, Falmouth, TR11 2AF

Guide Price £215,000

A recently redecorated 2 bedroom apartment, within a prominent Grade II Listed period building, on the bustling Old High Street, boasting excellent water views.

Key Features

- 2 bedrooms
- Town location
- Recently redecorated
- Water views
- Within a period Grade II Listed building
- EPC rating C



THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

Traditional broad panelled doorway opening from Falmouth's Old High Street. Low level cupboards housing individual gas meters, staircase rising to a mid-landing and continuing to the first floor landing.

PRIVATE ENTRANCE

Deep hallway, central heating thermostat, inset downlighters, electrical trip switching. Panel-effect doors to all rooms.

LIVING ROOM

Tall sash window to the rear elevation enjoying a beautiful, ever-changing outlook over the constant marine activity within Falmouth's inner harbour, across to the picturesque village of Flushing, surrounding countryside, Trefusis Point, the deep sailing waters of The Carrick Roads, and shoreline of The Roseland Peninsula. Radiator, TV aerial socket, tall built-in cupboard housing recently installed (2024) Worcester gas fired boiler providing domestic hot water and separate heating. Dimmer switching, entry phone system.

KITCHEN

Sliding door from the entrance hall, range of high gloss shaker-style units with tall brushed steel handles and round edge worksurfaces between with complimentary tiled splashbacks. Corner display shelving, wine rack, inset stainless steel sink unit with mixer tap, recess with plumbing for automatic washing machine. Four ring gas hob with oven/grill below. Integrated fridge and freezer cabinet. Extractor fan, broad serving hatch to the living room with views beyond to the harbour and outskirts of Flushing.

BATHROOM/WC

White three piece suite comprising low flush WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and shower attachment. Part tiled walls, extractor fan, radiator.

BEDROOM ONE

Tall sash window with secondary double glazing to the front elevation, radiator, telephone point, broad range of full height fitted wardrobes with hanging rails and shelving.

BEDROOM TWO

Tall sash window to the front elevation, radiator.

THE EXTERIOR

BASEMENT STORAGE AREA

To the side of the building are granite steps descending to the basement. There is a private storage area ideal for bikes, surfboards, bins and recycling.

GENERAL INFORMATION

SERVICES

Mains water, electricity, drainage and gas 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 commencing from 1 January 1986. Annual service charge £1,500 to include: building insurance, property management via Blue Waters, window cleaning to front of building, refuse collection, common areas cleaned, fire safety and general maintenance. Prospective purchasers should note the internal walls have just been painted and new carpets have been laid in the common areas. We understand holiday letting is not permitted.

VIEWING

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

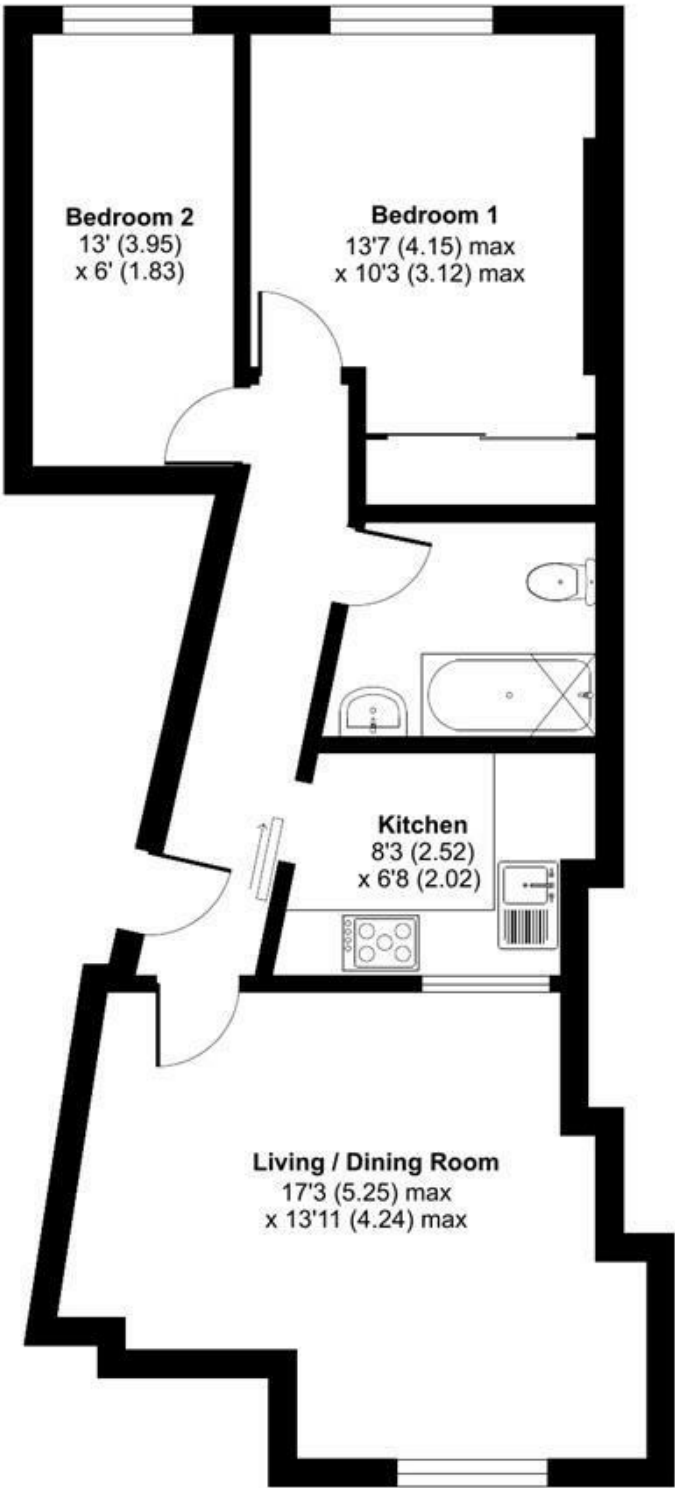


Floor Plan

High Street, Falmouth, TR11

Approximate Area = 597 sq ft / 55.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Laskowski & Company. REF: 1324350