



4 The Lookout, High Street, Falmouth, TR11 2UE

£295,000

Occupying a highly convenient location at the top of Falmouth's historic High Street, yet enjoying a quiet and tucked-away position, an unusual single-storey cottage-style apartment with balcony and terrace, providing 2 double bedroomed accommodation with modern bathroom and kitchen and superb beamed and vaulted living room, under-ground secure parking - available with the benefit of no onward chain.

Key Features

- Cottage-style apartment
- Secure parking
- Beamed and vaulted living room
- No onward chain
- 2 double bedrooms
- Balcony and courtyard
- Moments' from town and harbourside
- EPC rating E



THE ACCOMMODATION COMPRISES

uPVC entrance door with obscure double glazed panel to:-

RECEPTION HALLWAY

Panelled doors to the two double bedrooms, bathroom and living room. Electric heater with shelf over. Inset ceiling down-light.

LIVING ROOM

Beamed and vaulted ceiling. Dual aspect with uPVC double glazed windows overlooking the private courtyard. uPVC double glazed French doors opening onto and overlooking the private balcony. Open fireplace with slate hearth. Two electric radiators. Two wall light points. Panelled door to the:-

KITCHEN

Roll-top worksurfaces with cupboards and drawers under, matching wall units with tiled splashbacks in between. Inset stainless steel one and a half bowl sink with mixer tap and drainer. Space for larder-style fridge/freezer. Under-counter space and plumbing for washing machine. Inset four-ring electric hob with oven and grill under, and concealed extractor hood with light over. Tile-effect lino flooring. Part sloping ceiling with large double glazed skylight providing much natural light.

BALCONY

Tiled with step down from the French doors.

From the reception hallway, panelled doors to the two bedrooms and bathroom.

BEDROOM ONE

Part sloping ceiling. Second measurement taken to the front of two separate built-in wardrobes, both with panelled doors and walk-in bay window in between with double glazed uPVC windows overlooking the private courtyard. Wall mounted electric radiator.

BEDROOM TWO

Double glazed uPVC window to the side elevation. Built-in wardrobe.

BATHROOM/WC

Fully tiled with three-piece white suite comprising pedestal wash hand basin, low flush WC and P-shaped panelled bath with mixer tap, electric shower over and curved shower screen. Inset ceiling down-lighters. Loft access. Obscure double glazed uPVC window to the rear elevation. Electric towel rail/radiator.

THE EXTERIOR

COURTYARD

Immediately to the front of the cottage, a private paved courtyard area with space for tables, chairs and pot plants.

UNDERGROUND PARKING

Secure under-ground parking can be found on the floor below the property, space Number 52.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

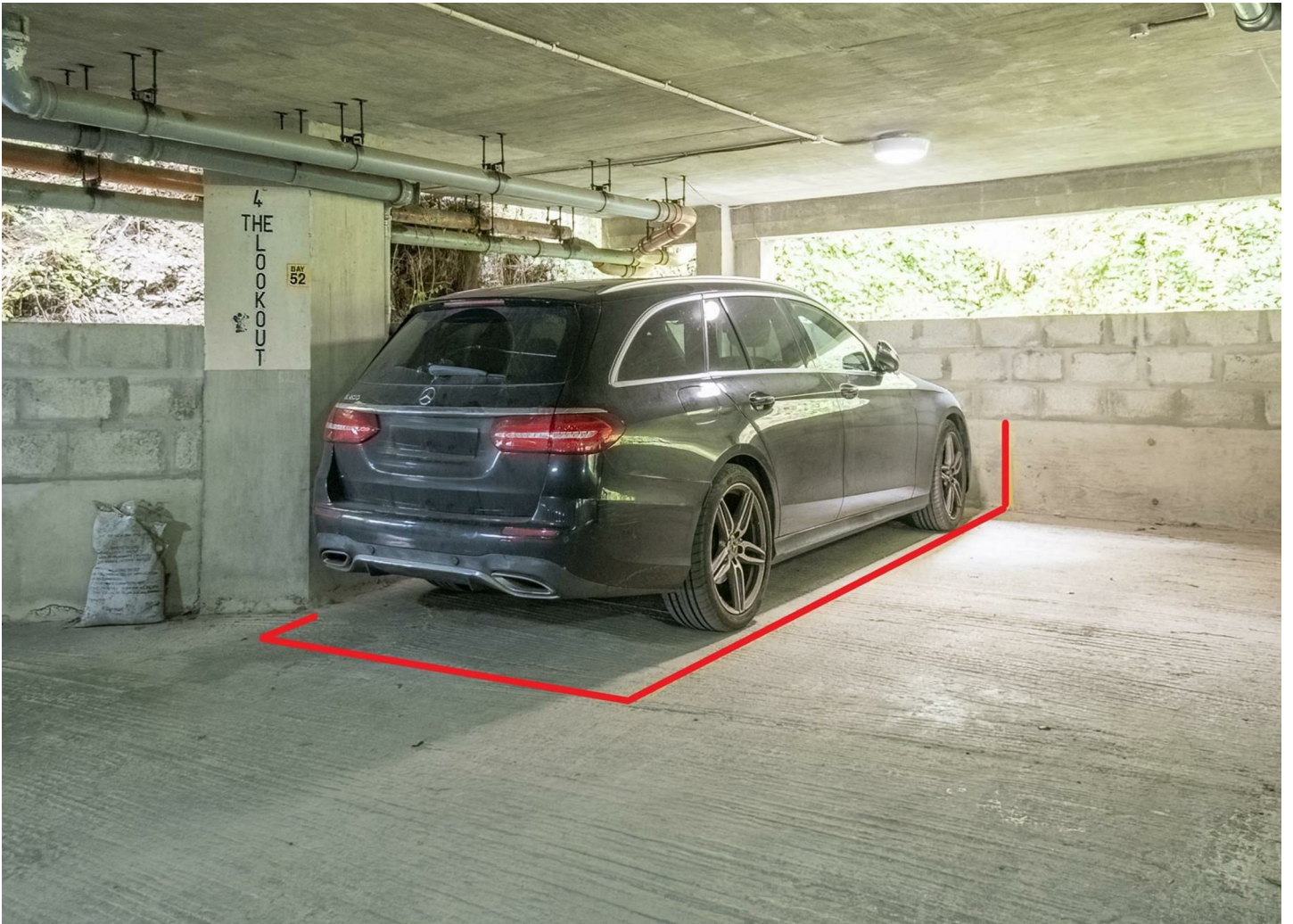
Band B - Cornwall Council.

TENURE

Leasehold, with a share of the freehold. 999 year lease, commencing in 1991. Maintenance for the current financial year: £2,386.18 to include buildings insurance, upkeep of the communal areas, painting, etc. Ground rent: £45.00. We understand the property can be long-term or holiday let, subject to a consent to holiday let form obtained from The Packet Quays Management.

VIEWING

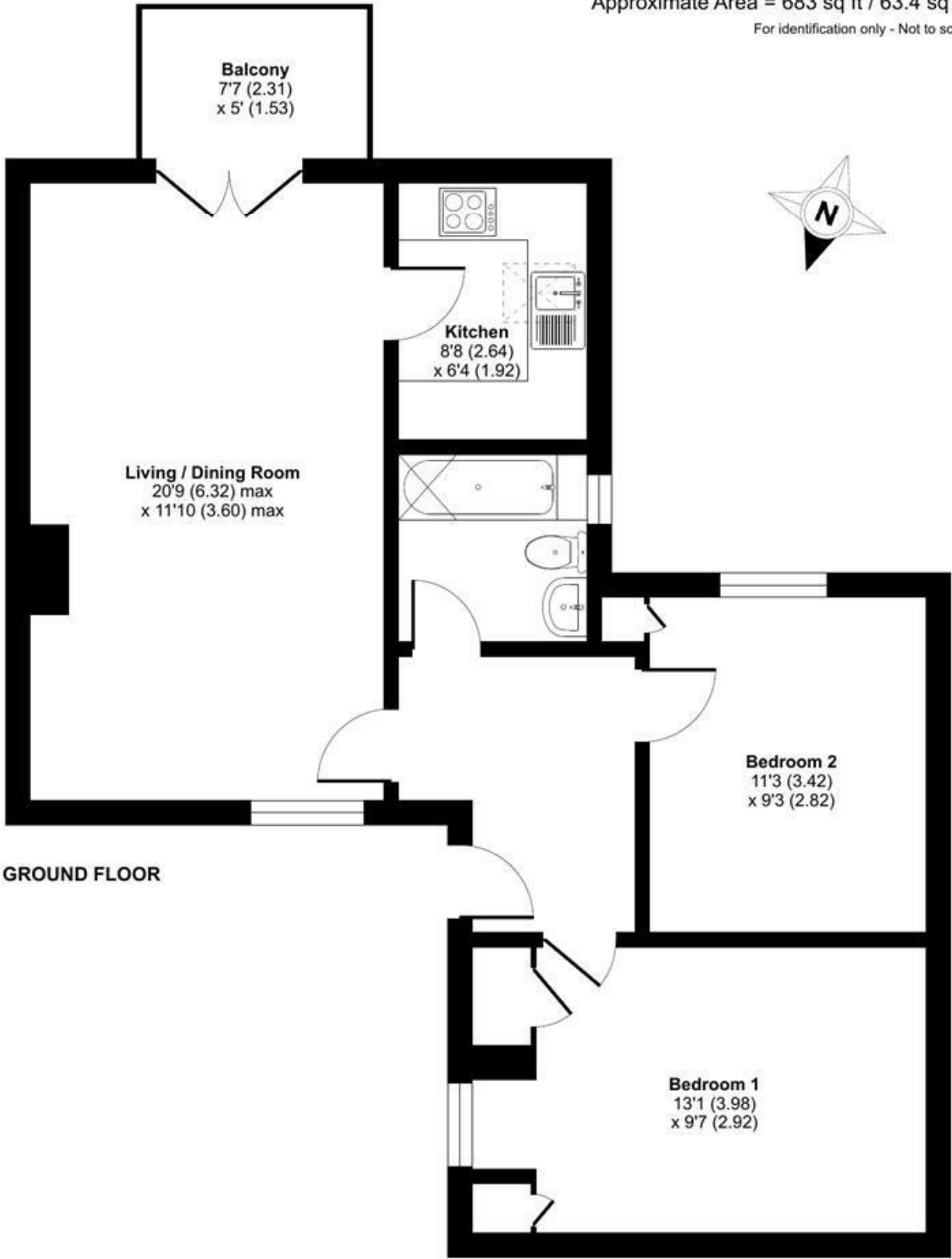
By telephone appointment with the vendors' Sole Agents - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

High Street, Falmouth, TR11

Approximate Area = 683 sq ft / 63.4 sq m
For identification only - Not to scale



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: 1333957