



Laskowski
&Co



9 Cambridge Place, Falmouth, TR11 4QR

Guide Price £395,000

A striking property located on Falmouth's finest Grade II Listed terrace, requiring complete refurbishment, comprising the entire ground floor of this elegant, stucco-fronted building, providing particularly well proportioned 3 bedroom accommodation, with imposing 10' high ceilings. The property has the benefit of a garage and shared ownership of Cambridge Place Garden Square.

Key Features

- Superbly proportioned ground floor apartment
- 3 double bedrooms
- Gas central heating
- Elegant Listed building
- Garden and garage
- EPC rating D



THE ACCOMMODATION COMPRISES

IMPOSING ENTRANCE

Benefiting from the original entrance door to this magnificent Grade II Listed building, with pathway leading through the attractively stocked front gardens to granite steps, with exterior courtesy light, and traditional panelled and part glazed entrance door to the:-

ENTRANCE PORCH

Ceramic tiled flooring, picture rail, glazed casement door with matching side screens opening into the:-

RECEPTION HALL

A particularly spacious reception area with superb 3.10m (10'2") high ceiling. Picture rail, radiator, carpeted flooring. Panelled doors with moulded architraves to the sitting room and all bedrooms,

SITTING ROOM

Featuring a broad walk-in triple bay sash window to the front elevation enjoying an attractive outlook over the well stocked gardens, to the Garden Square and sea beyond. Moulded ceiling cornice and central rose, picture rail and tall skirtings. Radiator, carpeted flooring, TV aerial socket.

BEDROOM ONE

A nicely proportioned double bedroom with broad walk-in triple bay sash window to the front elevation, overlooking the gardens. Moulded ceiling cornice and central rose, picture rail and tall skirtings. Radiator, TV aerial socket.

BEDROOM TWO

Another double bedroom with tall sash window to the side elevation, picture rail, radiator.

BEDROOM THREE

Tall sash window to the rear elevation, picture rail, radiator, built-in shelved linen cupboard and built-in double wardrobe with hanging rail and shelving.

To the rear of the reception hall, an inner hall leads to the remaining rooms:-

BATH AND SHOWER ROOM

A particularly well proportioned and appointed bathroom with three piece white suite comprising a panelled bath with antique-style mixer tap with hand-held shower attachment, pedestal wash hand basin, low flush WC and broad walk-in shower cubicle with mains-powered shower. Sash window to the rear elevation and casement window to the side. Non-slip flooring, tall towel rail, radiator, extractor fan.

SEPARATE WC

High quality white Savoy suite comprising pedestal wash hand basin with tiled splashback and low flush WC. Ceramic tiled flooring, radiator, obscure glazed window to the side elevation.

KITCHEN/DINER

Modern kitchen comprising a white high-gloss wall and base units with round-edged worksurface and tiled splashback. Inset sink unit with cutlery drainer and mixer tap, recesses with plumbing for automatic washing machine and dishwasher, built-in Diplomat double oven/grill with four-ring

ceramic hob and illuminated filter canopy over. Wine shelving, fridge recess, further base storage units. Ceramic tiled flooring, Horstmann control switching, radiator, sash windows to both the side and rear elevations.

REAR PORCH

Part glazed door from the kitchen, door to boiler room with gas fired boiler providing domestic hot water and central heating, casement window to the rear elevation. Useful under-stair storage cupboard, hardwood part glazed door to the rear elevation.

THE EXTERIOR

FRONT GARDEN

This particular property benefits from sole ownership and use of the attractive, level and well enclosed front garden, with wrought iron gateway and balustrading to Cambridge Place. Pathway leading to the imposing front entrance door, lawns to either side, bordered by well stocked shrub borders with a variety of colourful plants including camellias, azaleas and roses, etc. A pathway continues to the side of the building, where there is a useful storage area.

TO THE REAR

Pathway from the rear porch and to the side of the building. Exterior water tap and courtesy light. Pathway to the western side of the building with useful garden store.

GARAGE

Metal up-and-over door. Located off the lane to the rear of the building.

GARDEN SQUARE

Benefiting from shared ownership of the Garden Square opposite, a private garden solely for the use of the residents of Cambridge Place. We understand residents contribute for the maintenance and insurance of this area.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

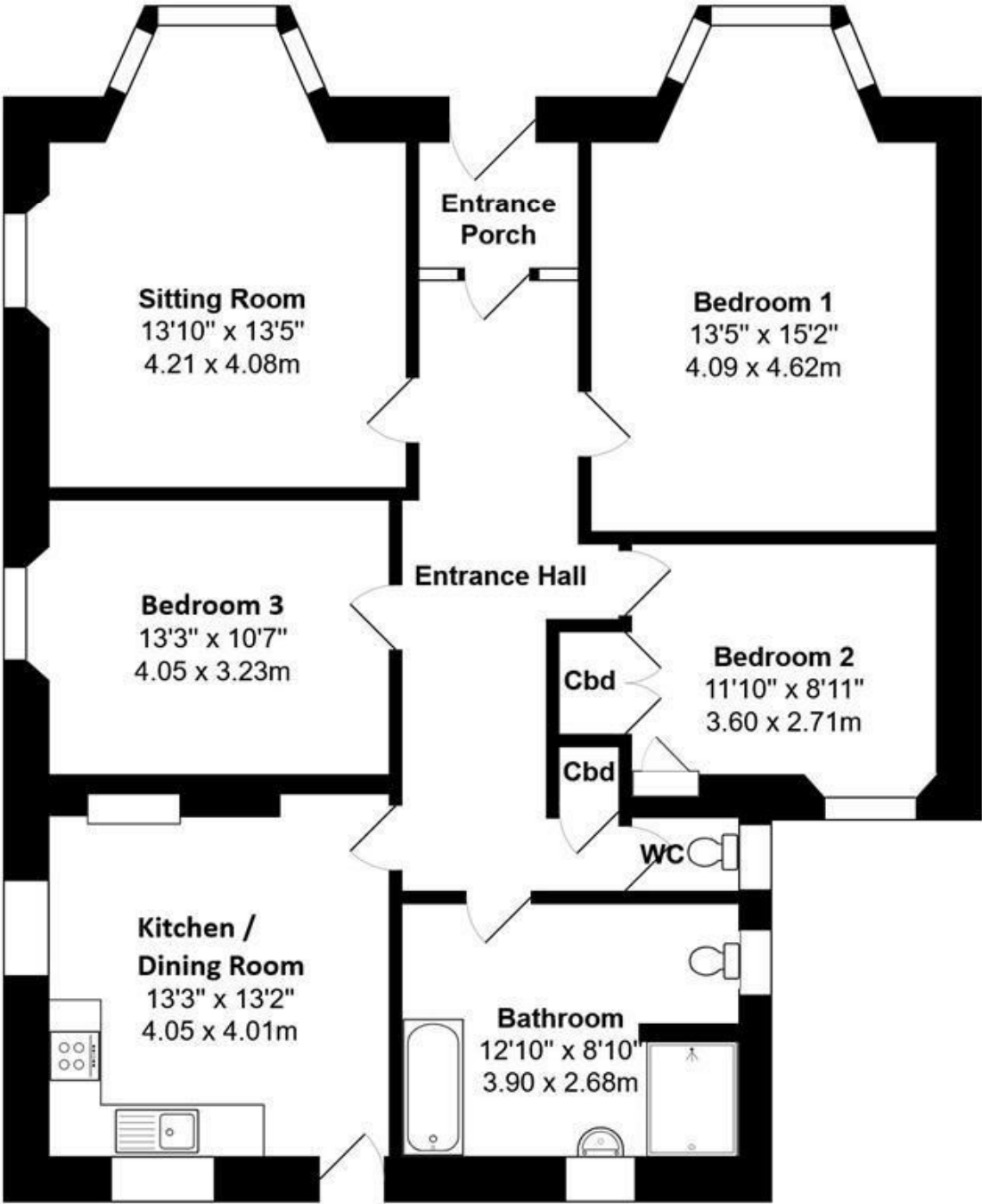
Leasehold - a new 999 year lease is to be provided, together with a share of the Freehold.

VIEWING

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



Floor Plan



Cambridge Place, Falmouth, TR11 4QR

Total Approx Area: 119.9 m² ... 1290 ft²

All measurements are approximate and for display purposes only