



Laskowski
&Co



Flat 2, 2 Woodlane Crescent, Falmouth, TR11 4QS

Guide Price £175,000

Tucked away in a quiet position, just off Woodlane, one of Falmouth's most sought-after areas and within walking distance of the town centre, harbourside and beaches, a stylish 1 double bedroom ground floor garden apartment with its own private entrance. The well proportioned accommodation offers high ceilings throughout and comprises a living area incorporating the kitchen with striped wood flooring and wood-burning stove, spacious double bedroom with bespoke built-in storage and en-suite bathroom. Ideal first time buy or investment, being sold with no onward chain.

Key Features

- Well regarded area close to town and beaches
- Characterful ground floor apartment
- Large double bedroom
- Communal lawned garden
- Private entrance
- Unusually high ceilings
- Stripped wood flooring and wood-burning stove
- EPC rating E

**General view of 2 Woodlane
Crescent**



Communal garden



THE ACCOMMODATION COMPRISES

From a side timber gate, the courtyard, with authentic paving, leads to the private entrance for Number 2. A traditional-style hardwood entrance door with stained glazing opens into the:-

ENTRANCE HALL

Doors to both the living area and bedroom. Double doors to the:-

STOREROOM

A few steps lead down to a particularly spacious, walk-in storage area with shelving, power and a further low level storage area. Perfect for bikes, coats or anything which requires dry storage.

OPEN-PLAN LIVING ROOM

Tall small pane double glazed bay window overlooking the gardens, with authentic timber side panels. A modern, slate-fronted fireplace with slate hearth and timber mantel and inset free standing Mendip wood-burning stove. Hand-built cupboards either side of the chimney breast with book shelving and TV shelf with terrestrial and Sky television connections under. Stripped wood flooring. Extremely tall original coved ceiling and picture rails. Electric night storage heater, high level skirting boards. Broad opening into the:-

KITCHEN AREA

A cleverly designed recessed kitchen with a good range of timber-effect cupboards and drawers with round edged worksurfaces and tiled splashbacks in between. Stainless steel sink with drainer. Electric oven with four-ring gas hob and extractor hood over. Space and plumbing for washer/dryer. High level glass shelves adjacent to a fitted cupboard housing fuse board and consumer unit. Adjustable ceiling spotlights, tiled flooring.

LARGE DOUBLE BEDROOM

9'6" x 16'0" (2.91m x 4.88m)

Door from the entrance hall. Two bespoke timber wardrobes either side of the chimney breast with built-in hanging rail and shelving. A tall small pane double glazed window to the rear of the building adds much natural light. Unusually tall coved ceiling. Night storage heater and TV aerial socket. Door with obscured screen panels opens into the:-

BATHROOM

10'9" x 5'5" (3.30m x 1.66m)

A timber panelled bath with Mira Jump shower unit and side screen over, low flush WC with timber panelled surround. Electric heated towel rail, pedestal wash hand basin with light and shaver socket over. Built-in airing cupboard with high level hot water cylinder, slatted shelving and further storage below.

THE EXTERIOR

COMMUNAL GARDEN

Immediately outside the front door, a patio, with original paving, leads to a raised lawned area, extremely well enclosed by brick walling and timber fenced borders, well stocked with flowering plants and trees including a mature magnolia. The garden is for the use of the four properties within the building (including Number 2).

TIMBER SHED

Located near the front entrance, on the patio courtyard, providing additional storage for bikes, garden equipment etc.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property.

COUNCIL TAX

Band A - Cornwall Council.

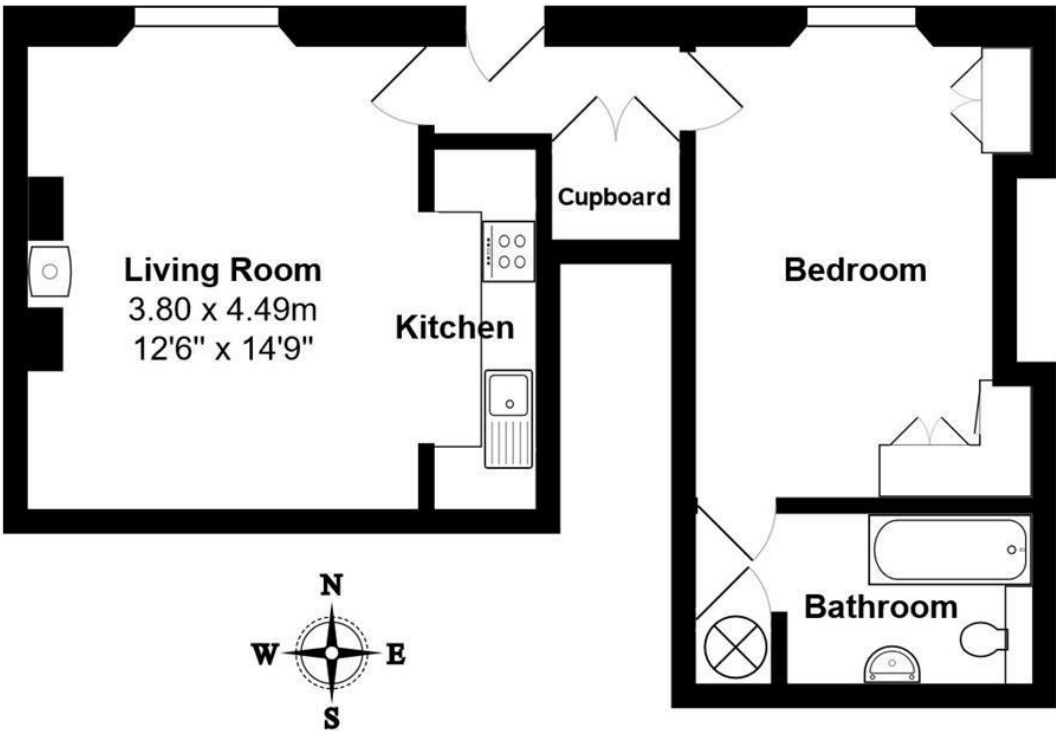
TENURE

Leasehold, remainder of a 999 year lease with a share of the freehold - each leaseholder being a director of 2 Woodlane Crescent Management Company. Service charge £80.00 pcm which is agreed between Number 2 and the owner of the other three flats in the building, to cover buildings insurance and maintenance.

VIEWING

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

Floor Plan



Woodlane Crescent, Falmouth, TR11 4QS

Total Approx Area: 46.0 m² ... 495 ft²

All measurements are approximate and for display purposes only