



Porth Gwel
Trevethan Road
Falmouth
TR11 2TX

Asking Price £170,000

- SEEKING INVESTORS
- SOLD WITH GOOD EXISTING TENANT
- £775 pcm
- CONVENIENT LOCATION
- ONE DOUBLE BEDROOM
- NO ONWARD CHAIN



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 322.91 sq ft



PROPERTY DESCRIPTION

Situated in a convenient location for Falmouth Town is this modern, first floor apartment sold with a good existing tenant. With a current income of £775 pcm, the apartment offers accommodation comprising an entrance hall, open plan living/kitchen with a balcony boasting water views towards Falmouth Harbour, one double bedroom and a three piece bathroom. The apartment also benefits from gas central heating, double glazing and is sold with no onward chain.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Communal main entrance with intercom, stairs to first floor, apartment door into:

ENTRANCE HALL

Doors to all rooms, radiator

KITCHEN/LIVING ROOM

13'8" x 10'4" (4.19m x 3.15m)

An open plan kitchen and living area fitted with a range of matching base and wall units, granite effect work surfaces with tiled splash backs, integrated oven, hob, extractor, washing machine and fridge, stainless steel sink with mixer tap and drainer, wall mounted combination boiler, radiator, double glazed window and double glazed sliding door onto a balcony with views toward Falmouth Harbour

BEDROOM

10'2" x 10'2" (3.11m x 3.11m)

A comfortable double bedroom with double glazed window and radiator.

BATHROOM

A white three piece bathroom suite comprising bath with shower over, W.C and hand basin, tiled walls tile effect flooring, heated towel rail, extractor fan.

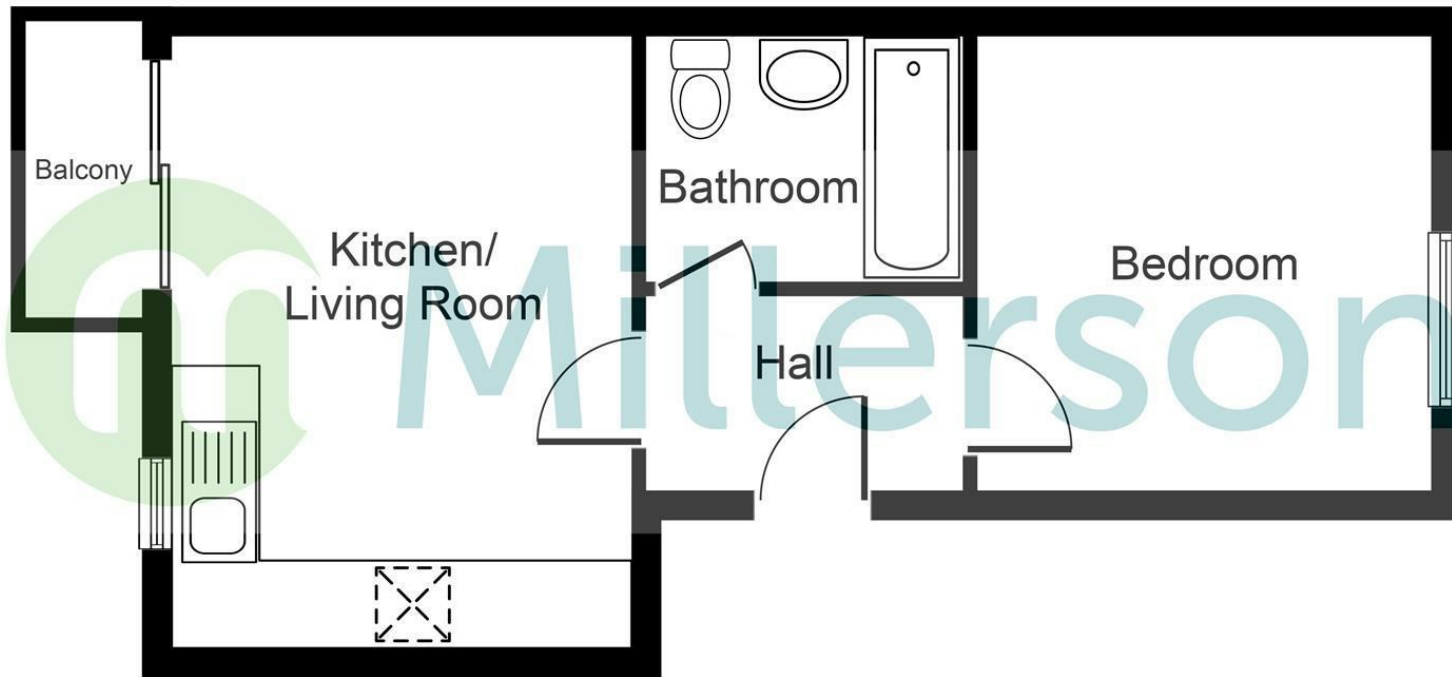
SERVICES

Mains electricity, metered water, drainage and gas (however we have not verified connections)
Council Tax Band A

LEASE DETAILS

999 years from 1 January 2013
Monthly maintenance charge of £85
Current tenancy ends December 2024





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us

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Valuation Request

