

Flat 1, 13 Melvill Road, Falmouth

Guide Price £245,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

THE PROPERTY

Stylish, contemporary and ideally positioned for enjoying the very best of coastal living, this remodelled and extended ground floor apartment offers well-presented accommodation in a highly convenient part of Falmouth.

The property combines modern interiors with a practical layout, comprising a welcoming living room, a beautifully appointed kitchen/diner, two generous double bedrooms and two bath/shower rooms, including an en-suite to the principal bedroom. Engineered oak flooring, inset lighting and contemporary kitchen and bathroom fittings contribute to the apartment's smart, modern feel.

The kitchen/diner forms a particular highlight, featuring an impressive central island, integrated appliances and sliding doors opening directly onto the raised outdoor deck. This creates a natural connection between the internal living space and the south-facing garden area, offering an appealing setting for outdoor dining and relaxing.

Externally, the apartment benefits from an enclosed raised deck with an adjoining lower garden area that would benefit from landscaping, allowing the next owner to personalise the space to their own taste. An allocated off-road parking space for one vehicle adds further convenience.

The location is another significant attraction, with Falmouth's vibrant town centre, Events Square and the celebrated beaches at Castle and Gyllyngvase all within walking distance.

The property is offered with no onward chain, and the intention is for a share of the freehold to be provided on sale, subject to confirmation of the legal arrangements. Combining modern accommodation, outdoor space and allocated parking in a sought-after coastal setting, this apartment is well worth an early viewing.









- STYLISH GROUND FLOOR APARTMENT – Remodelled, extended and beautifully presented throughout.
- TWO DOUBLE BEDROOMS – Well-proportioned accommodation offering flexibility for guests or working from home.
- TWO BATH/SHOWER ROOMS – Including a modern principal en-suite shower room.
- BEAUTIFULLY APPOINTED KITCHEN/DINER – Contemporary fitted kitchen with central island and integrated appliances.
- LIGHT AND SPACIOUS LIVING ROOM – Attractive engineered oak flooring and a bright, welcoming feel.
- SOUTH-FACING OUTDOOR SPACE – Raised deck and adjoining garden area with scope for landscaping.
- EXCELLENT FALMOUTH LOCATION – Within walking distance of the town centre, Events Square and beaches.
- ALLOCATED OFF-ROAD PARKING – Private parking space for one vehicle.
- SHARE OF FREEHOLD INTENDED & NO ONWARD CHAIN – A compelling opportunity for buyers seeking a well-located coastal property.

TENURE

The property is currently held leasehold, with a 999-year lease commencing on 25 December 1981. The intention is for the property to be sold with a share of the freehold. Prospective purchasers should ask their solicitor to confirm the proposed freehold arrangements, lease terms and any associated costs.

PETS & LETTING

We understand that holiday letting is not permitted and that pets are allowed subject to the terms of the lease. These conditions should be verified by the purchaser's solicitor.

CHAIN & SELLERS POSITION

The property is offered with no onward chain & immediate vacant possession.

THE LOCATION

Ideally positioned to enjoy the very best of Falmouth's vibrant coastal lifestyle, the apartment lies within walking distance of both the town's picturesque harbourside and its renowned beaches, with the town centre and Falmouth Town railway station also just a short walk away.

Falmouth offers an excellent and diverse selection of independent shops, national retailers, cafés, restaurants and quality galleries showcasing local talent, alongside a lively waterfront and a calendar of events throughout the year. Events Square is a popular destination for dining and enjoying the harbour atmosphere, while nearby Cliff Road provides access to some of the area's best-loved beaches, including Castle Beach and Gyllyngvase Beach.

Renowned for its maritime heritage and impressive natural harbour, Falmouth offers exceptional opportunities for boating and sailing, together with a wealth of leisure facilities and access to the wider Cornish coastline. Falmouth Town railway station provides a convenient link to the mainline at Truro, with connections to Exeter and London Paddington.

Combining a sought-after residential setting with easy access to the town's amenities, waterfront attractions, transport links and beautiful sandy beaches, this is an increasingly popular area of Falmouth in which to live and an appealing location for a permanent home or coastal retreat.

OUTSIDE

The apartment enjoys a Southerly-facing outdoor space comprising a raised deck and an adjoining lower garden area. Enclosed to three sides by fencing and high walling, the deck offers a degree of privacy and an appealing spot to enjoy the sunshine, outdoor dining or relaxed summer gatherings. Sliding doors from the kitchen/diner provide direct access to the deck, creating a natural extension of the living space during the warmer months. Beyond, the lower garden area is currently awaiting landscaping, presenting an opportunity for the new owner to create an attractive garden to suit their own requirements. A timber side gate provides access to a gravelled pathway running alongside the building, with a further gate connecting to the rear access lane.













OFF STREET PARKING

The property benefits from an allocated off-road parking space for one vehicle, situated to the rear of the building and accessed via the rear access lane. The space is predominantly gravelled and provides a valuable addition to this conveniently located Falmouth apartment.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

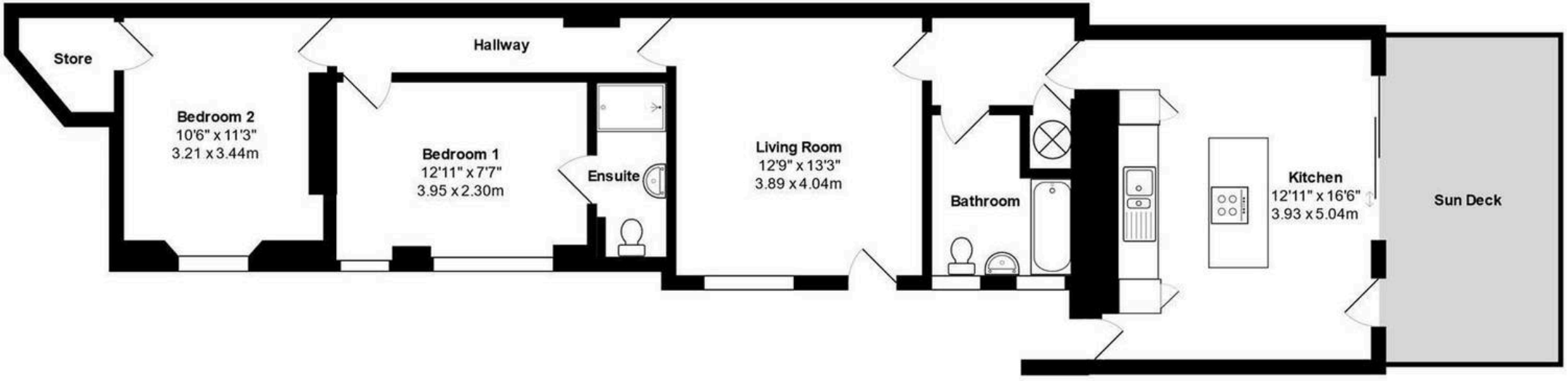
SERVICES: Mains electricity, water and drainage are connected. Heating is provided by thermostatically controlled electric wall heaters. A telephone and broadband points are present, subject to the relevant supplier's regulations and availability.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



Melvill Road, Falmouth, TR11 4AS

Total Approx Area: 77.6 m² ... 835 ft² (excluding sun deck)

All measurements are approximate and for display purposes only



PROUD GUILD MEMBER

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The Property Ombudsman

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