Laskowski &Co



5 Meadow Court, Meadowside Road, Falmouth, TR11 4FE

£175,000

A wonderful, light and bright, purpose-built, second floor apartment, located in a convenient position within walking distance of Falmouth town, Swanpool Nature Reserve and Beach. The apartment comprises a triple aspect living/kitchen/dining room, bathroom and double bedroom. Externally, allocated parking exits for 1 vehicle with the addition of a lawned residents garden. To be sold with the added benefit of no onward chain. A delightful main home or investment opportunity.

Key Features

- Top floor apartment
- Modern, purpose built
- Allocated parking space
- Perfect bolt-hole, first time purchase or investment
- Open-plan living area
- Walkable to Swanpool Beach and Nature Reserve
- No onward chain
- EPC rating C


WHAT THE HEALTH
Swap Shop









THE ACCOMMODATION COMPRISES

From the brick paved parking area, a side pathway leads to a communal front entrance door for Meadow Court, opening into the:-

ENTRANCE FOYER
PIR sensor lighting. Door leading to stairs, rising to the:-

SECOND FLOOR

COMMUNAL LANDING
PIR sensor lighting. Tall clear glazed windows. Private door to Number 5 opening into the:-

HALLWAY
Wall-mounted coat hooks, intercom system. Doors to kitchen/living/dining room, bedroom, bathroom, and cloaks cupboard with shelving, hanging space and electrical consumer unit. Ceiling light, Worcester wall mounted heating thermostat.

BATHROOM
A white modern three piece suite comprising pedestal wash hand basin with separate taps and tiled splashback. Duel flush WC, panelled bath with side grips, curved shower screen, mixer tap and mains powered shower. Radiator, obscure glazed casement window. Ceiling light, extractor fan, wall light with shaver socket. Lino flooring. Tiling to bath/shower. Mirrored medicine cabinet.

BEDROOM
A double room with a casement double glazed window to the side elevation, providing much natural light and tree-lined views. TV aerial point, ceiling light, radiator.

LIVING/KITCHEN/DINING ROOM
A broad and open-plan double aspect room, with three sets of casement windows to side and rear elevations providing plentiful natural light and a modern kitchen to the far side.

LIVING/DINING AREA
Spanning the width of the property and featuring two casement windows providing elevated views. TV aerial point, radiator, inset downlights. Open to the:-

KITCHEN AREA
Modern white fitted units set to one side, with rolltop worksurface, inset stainless steel sink with drainer and mixer tap. Appliances to include electric oven with four ring gas hob, stainless steel splashback and extractor. Space for white goods including fridge/freezer and undercounter washing machine. Casement window to rear elevation providing elevated views. Exposed wall-mounted Worcester boiler providing domestic hot water and heating, Inset downlights, lino flooring.

THE EXTERIOR

COMMUNAL GARDENS
Located to the rear of the building, there is a broad communal garden area, mainly laid to lawn, providing a particularly pleasant outdoor area with a lightly wooded backdrop and low lying stream abutting the boundary below - a haven of tranquillity for those wishing to acquire an apartment with a peaceful outdoor surrounding.

PARKING
We understand the apartment benefits from one allocated parking space.

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
Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

TENURE
Leasehold. 999 year lease. Pets and holiday letting are not permitted, however shorthold tenancies for a minimum period of six months are. Maintenance charge - £343.00 per quarter (to include buildings insurance, outside maintenance, cleaning of communal areas.)

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









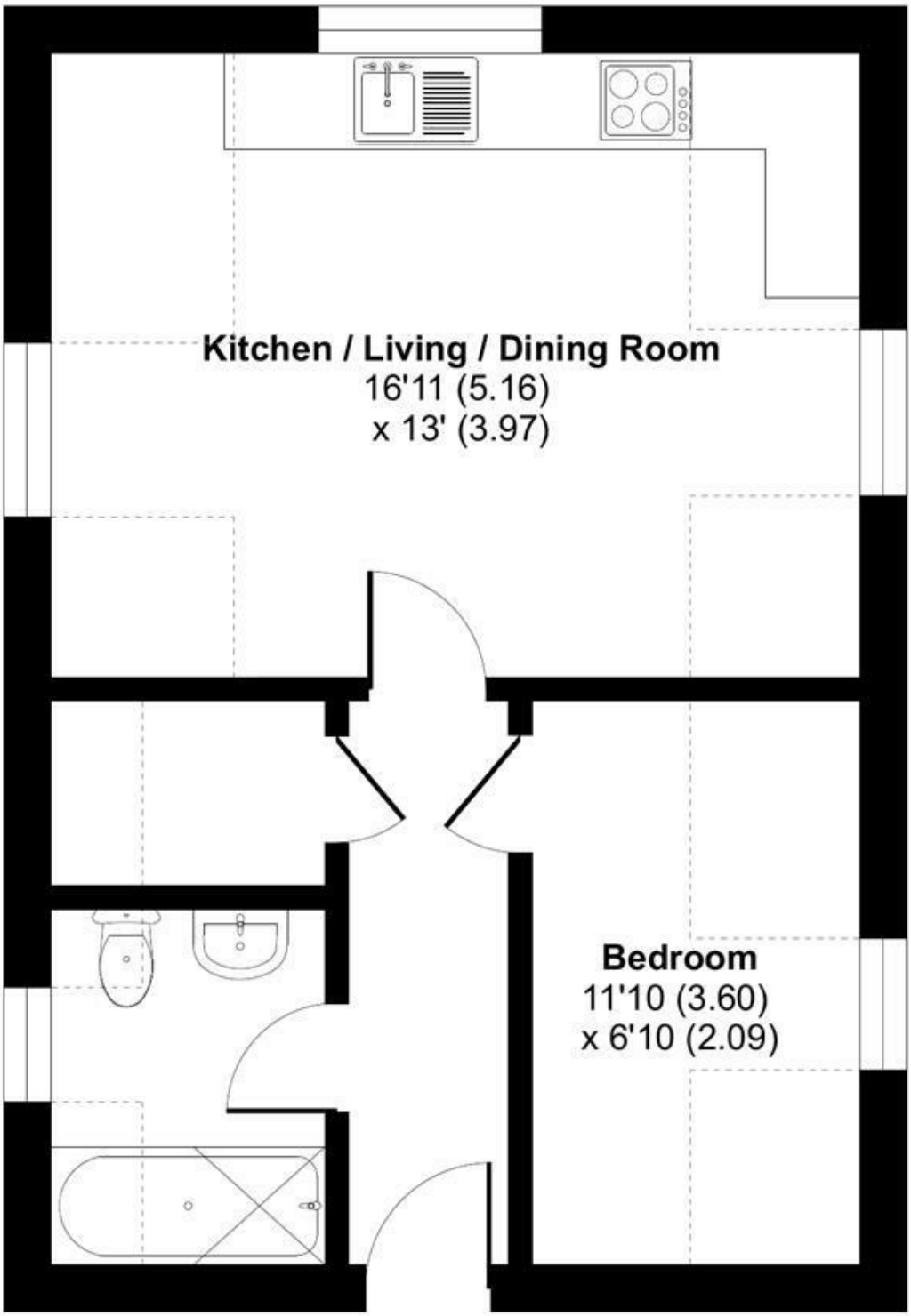


Floor Plan

Meadowcourt, Meadowside Road, Falmouth, TR11

Approximate Area = 306 sq ft / 28.4 sq m
Limited Use Area(s) = 123 sq ft / 11.4 sq m
Total = 429 sq ft / 39.8 sq m
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Laskowski & Company. REF: 1467611