2 Marine Court Pendennis Road, Falmouth

Guide price £160,000 Leasehold

Ground floor 1-bed apartment near falmouth seafront. Allocated parking. No restrictions, the property can be a home, long let or holiday let. No onward chain.

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- SOLD AS AN ONGOING CONCERN – TENANTS ON A TWELVE MONTH CONTRACT UNTIL 6TH NOVEMBER 2026
- Ideal investment opportunity
- Yield – £875 per month exclusive of bills.
- One Double Bedroom
- Walking Distance of Falmouth Town
- A Stone's Throw From Castle Beach
- Allocated Parking Space
- No Onward Chain

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, water & drainage

THE PROPERTY

A one double bedroom ground floor apartment with the option to be furnished. No restrictions meaning this property can be a home, long let or holiday let. The property is well presented and sits to the rear of the Falmouth Hotel, giving you the hotel gardens on your doorstep (and most importantly) the seafront and castle beach about 150 yards from the property! Also sold with an allocated parking space close to the entrance and no onward chain.

THE LOCATION

Set in a prime location near Falmouth's seafront and to the rear of the Falmouth Hotel which was built between 1863 and 1865 to accommodate tourists, transported by the new railway station and link with Paddington, London. Along the seafront one can enjoy sandy beaches, explore Henry VIII's Pendennis Castle, and embark on scenic walks along the Southwest Coastal Path. The town and harbourside are a relatively level third of a mile walk away and have an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Falmouth's reputation as a maritime hub is further enhanced by its third-largest natural harbour in the world offers exceptional boating and sailing opportunities, making it a paradise for water enthusiasts. Nearby train station (Falmouth Town) provides a convenient link to the mainline at Truro for Exeter and London, Paddington.

ACCOMMODATION IN DETAIL
(ALL MEASUREMENTS ARE APPROXIMATE) Once in through the communal entrance a few steps down lead to the apartment's "front door" which in turn leads into the .....

ENTRANCE HALL
Cupboard containing fusebox and electricity meter. Intercom. Wood effect laminate flooring. Doors to bedroom, bathroom and......

KITCHEN/LIVING/DINING ROOM
UPVC double glazed window. Modern kitchen comprising grey base and eye level units with stone effect laminate worktop with inset Stainless steel sink with chrome mixer tap. Tiled splashback. Breakfast bar. Built-in fridge with freezer compartment, microwave, electric oven and hob with extractor over. Space and plumbing for washing machine machine/tumble dryer. Wood effect laminate flooring. Electric radiator. Dimmable lights. TV point.

BEDROOM
UPVC double-glazed window. Electric radiator. Wood effect laminate flooring. Wardrobe space with curtain. Cupboard containing hot water tank and immersion heater with shelving.

BATHROOM
Three-piece white suite comprising WC, hand wash basin on vanity unit and plumbed rainfall shower with handheld attachment. Heated towel radiator. Mirror. Extractor. Tiled wet areas. Wood effect laminate flooring.
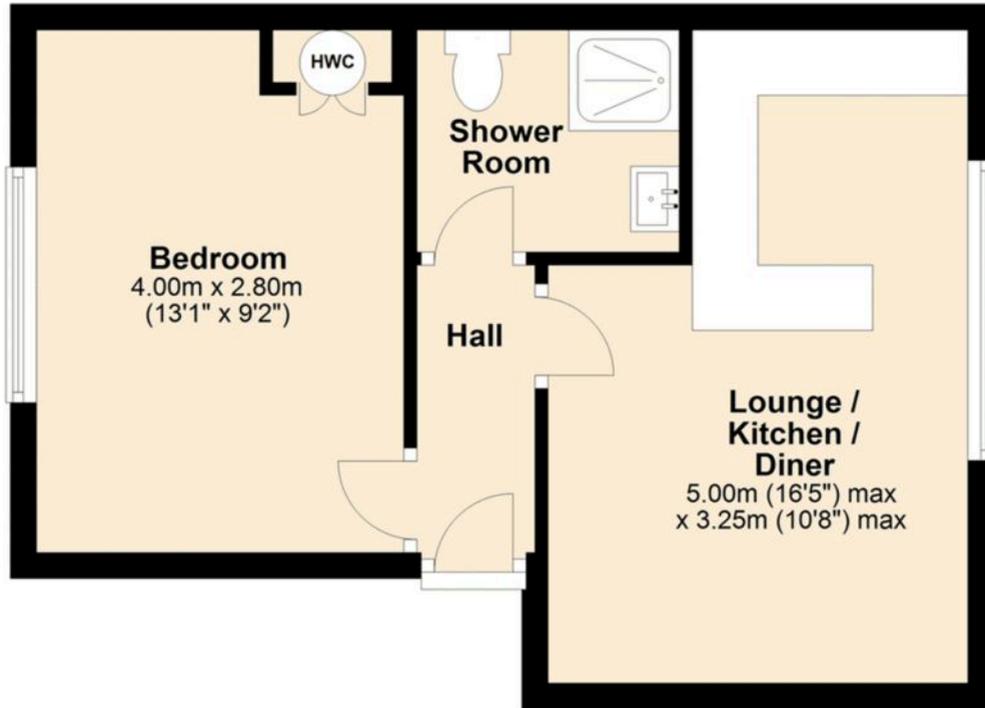
TENURE
Leasehold (Share of freehold), with 967 years remaining. 999 year lease with the freehold owned by Marine Court (Falmouth) Ltd of which each owner is a shareholder. There is a maintenance charge of approximately £1,200.00 per annum. Long, short term and holiday letting is permitted within the development.

AGENTS NOTE
Sold as an ongoing concern with tenants in situ until 6th November 2026. Rental yield of £875 per month exclusive of bills.

Ground Floor

Approx. 31.8 sq. metres (341.9 sq. feet)

HWC

Bedroom
4.00m x 2.80m
(13'1" x 9'2")

Shower Room

Hall

Lounge / Kitchen / Diner
5.00m (16'5") max
x 3.25m (10'8") max

Total area: approx. 31.8 sq. metres (341.9 sq. feet)

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.
Plan produced using PlanUp.

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