

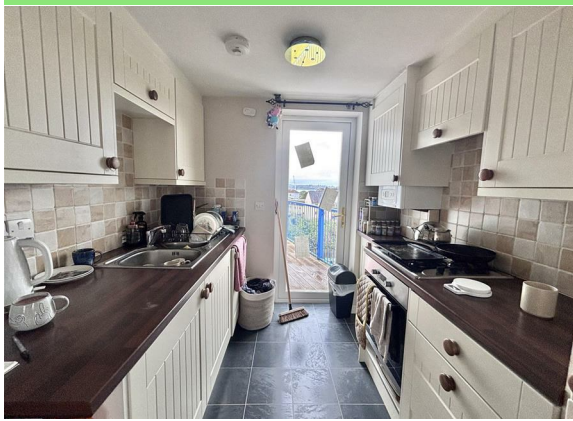
Berkeley Hill

Falmouth

TR11 2ED

Guide Price £170,000

- NO ONWARD CHAIN
- ON STREET PARKING AVAILABLE
- SEA GLIMPSES
- PERFECT FIRST HOME
- SAVVY INVESTMENT PROPERTY WITH EXPECTED INCOME OF 750PCM
- RENTAL YIELD OF 5.4%
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- OPEN-PLAN LIVING
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - A

Floor Area - 398.27 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are pleased to bring to the market this superbly presented one-bedroom apartment, occupying an enviable coastal position within easy reach of local amenities, beautiful beaches, and excellent transport links. Immaculately maintained and finished to a high standard throughout, the property offers an appealing combination of contemporary living, relaxed seaside charm.

Being offered with vacant possession and no onward chain, this is a fantastic opportunity for first-time buyers, those seeking a coastal retreat, or investors looking for a strong addition to their portfolio in a highly desirable location.

The property is accessed via a bright and welcoming entrance hallway, providing access to all principal rooms. The standout feature is the impressive open-plan living, dining, and kitchen space, thoughtfully designed to create a stylish yet practical living environment. The kitchen is presented in an attractive rustic style, bringing warmth and character to the space while offering a full range of integrated appliances and excellent storage. The living area provides a comfortable and versatile setting for both relaxation and entertaining, enhanced by double doors opening directly onto a private balcony.

From here, the balcony enjoys uninterrupted panoramic sea views, creating a truly special space to relax, unwind, and take in the coastal surroundings at any time of day.

The bedroom is generously sized, offering ample space for a double bed along with wardrobes and additional furnishings. A modern, well-presented bathroom completes the accommodation, finished in a clean and contemporary style.

Externally, the property benefits from on-street parking options nearby.

The apartment is held on a 999-year lease from 2007 and is subject to an annual service charge of £1,361. Further benefits include mains water, gas, electricity, and drainage, and the property is within Council Tax Band A.

LOCATION

Falmouth is a vibrant coastal town on Cornwall's south coast, renowned for its stunning harbour, beautiful beaches, and scenic coastal walks. The town offers an excellent range of amenities, including high street and independent shops, cafés, restaurants, pubs, schools, and healthcare facilities, making it ideal for families and professionals alike. Culture and leisure are at the heart of Falmouth, with attractions such as the National Maritime Museum Cornwall, Falmouth Art Gallery, and year-round festivals and events. For outdoor enthusiasts, the town provides numerous

watersports opportunities, parks, and green spaces, while transport links via rail, road, and ferry make it well connected both locally and further afield, creating the perfect balance of coastal charm, convenience, and lifestyle.

THE ACCOMMODATION COMPRISES

(all measurements are approximate)

ENTRANCE HALLWAY

Skimmed ceiling. Recessed spotlights. Smoke alarm. Built-in storage cupboard. Telecom system. Radiator. Skirting. Carpeted flooring.

LOUNGE/KITCHEN/DINER

Skimmed ceiling. Smoke alarm. Carbon monoxide alarm. Dual-aspect, double-glazed windows. A range of wall and base fitted storage cupboards and drawers, offering an abundance of worktop space. Gas boiler. Integrated oven with four-ring gas hob and extractor hood over. Integrated fridge and freezer. Thermostat. Radiator. Multiple plug sockets. Vinyl and carpeted flooring. Door leading out onto the balcony.

BEDROOM

Skimmed ceiling. Recessed spotlights. Double-glazed window to the side aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

Skimmed ceiling. Extractor fan. Splash-back tiling. Mains-fed shower over the bath. Shaver point. Heated towel rail. Wash basin. W.C. Vinyl flooring.

PARKING

There is an abundance of on-street parking nearby.

TENURE

The apartment is held on a 999-year lease from 2007 and is subject to an annual service charge of £1,361.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 980 years remaining (999 years from 2007)

Service charge: £1361 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

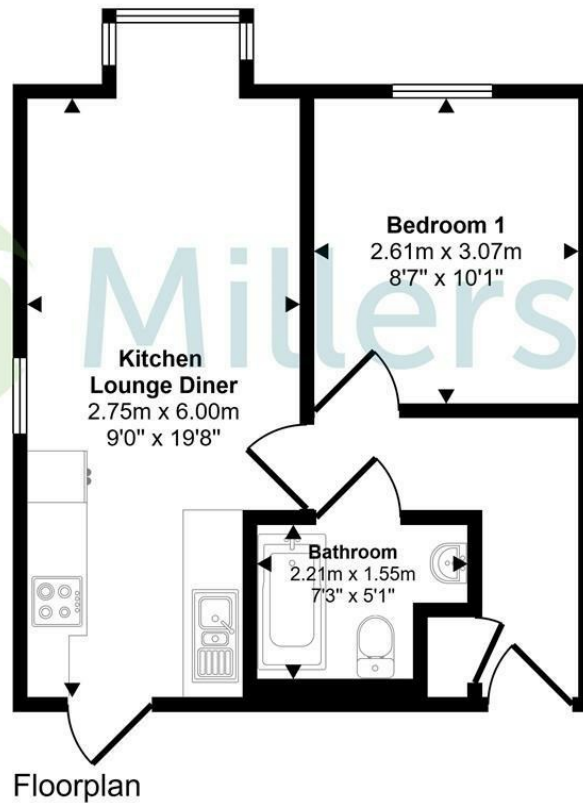
Sewerage: Mains



Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: ADSL copper wire
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
Parking: None
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
34 sq m / 369 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	81
EU Directive 2002/91/EC			

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

Scan QR Code For
Material Information



Scan
me!

 **Millerson**
millerson.com