



Laskowski
&Co



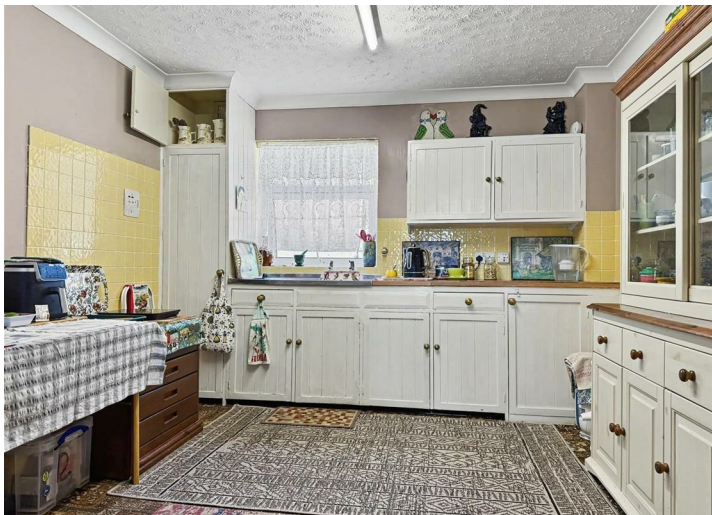
4 Penvale Court, Falmouth, TR11 3QR

£230,000

A sizeable 2 double bedroom ground floor apartment offering 650 sq ft of space, with the huge benefit of an allocated parking space. The property is located in a tucked away, yet central town position within easy reach of all facilities this vibrant town has to offer.

Key Features

- Spacious ground floor apartment
- Kitchen/dining room
- Gas central heating and double glazing
- Allocated parking space
- 2 double bedrooms
- Refitted shower room
- Communal gardens and drying area
- EPC rating C



THE ACCOMMODATION COMPRISES

A series of shallow steps and a broad paved pathway leads to the private front entrance door for Number 4, leading into the:-

ENTRANCE HALL

Radiator, smoke alarm. Cupboard housing electrical consumer unit. Double doors to built-in utility cupboard. Doors to the two bedrooms, shower room, kitchen/dining room and living room.

LIVING ROOM

16'2" x 10'6" (4.93m x 3.20m)

Large double glazed window overlooking the front garden. Wall mounted Valor gas fire (fully serviced every twelve months).

KITCHEN/DINING ROOM

12'4" x 10'6" (3.76m x 3.20m)

Fitted with a range of painted wooden units comprising a wall mounted double cupboard with matching base cupboards and drawers, as well as worksurface over. Inset single drainer sink unit. Long cupboard to side housing the Worcester gas combination boiler. Radiator. Double glazed window to the rear.

SHOWER ROOM/WC

7'3" x 6'5" (2.21m x 1.96m)

Refitted with a three-piece suite in white, comprising a corner tiled shower unit with Mira shower, low flush WC and pedestal wash hand basin. Wall mounted mirrored cabinet, extractor fan, radiator.

BEDROOM ONE

12'8" x 12'7" (3.86m x 3.84m)

Large double glazed window to the rear. Radiator. Series of built-in wardrobes with sliding doors, hanging rails and further storage cupboards above.

BEDROOM TWO

12'0" x 10'8" (3.66m x 3.25m)

Double glazed window to the front. Radiator.

THE EXTERIOR

FRONT

Colourful communal gardens with planted borders containing a lovely range of flowering plants and shrubs and just opposite the apartment, there is an allocated parking space, Numbered 4.

REAR

A broad paved communal patio garden enjoys the afternoon sunshine. There is also a series of clothes lines.

GERNAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - Cornwall Council.

TENURE

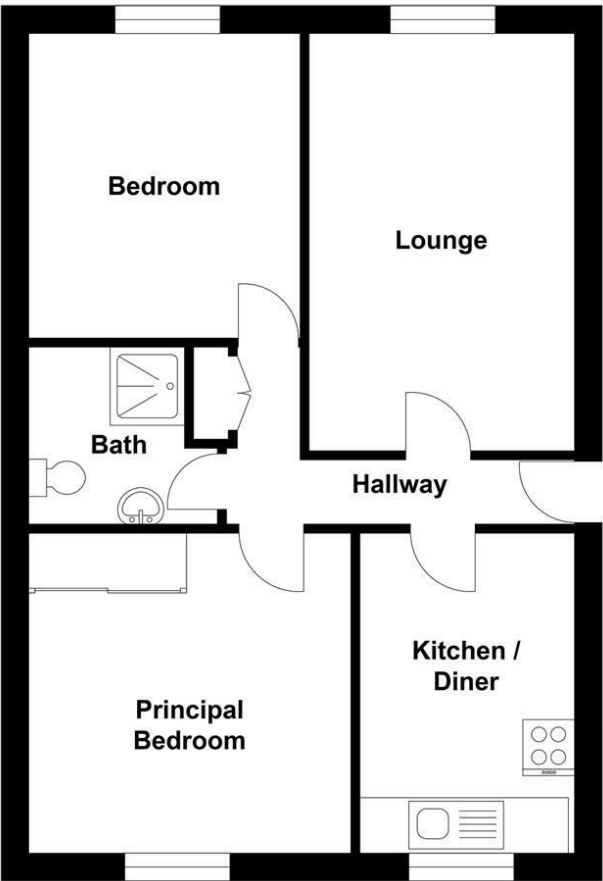
Leasehold. Remainder of a 999 year lease dated from 1978 with a 1/15th share of the freehold. We understand both residential letting or holiday letting is not permitted within Penvale Court. Pets are permitted at the discretion of the management company. Current (August 2026) service charge of £1,598.87 per annum.

VIEWING

Strictly by appointment only with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.