



12 Harbour Court New Street, Falmouth

Guide Price £270,000



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The local property experts

- Spacious Two Bedroom Apartment
- Incredible Harbour And Sea Views
- Moments From The Town Centre
- uPVC double glazed Windows Throughout
- Electric Heating
- Garage
- Tenure - Leasehold
- No Onward Chain

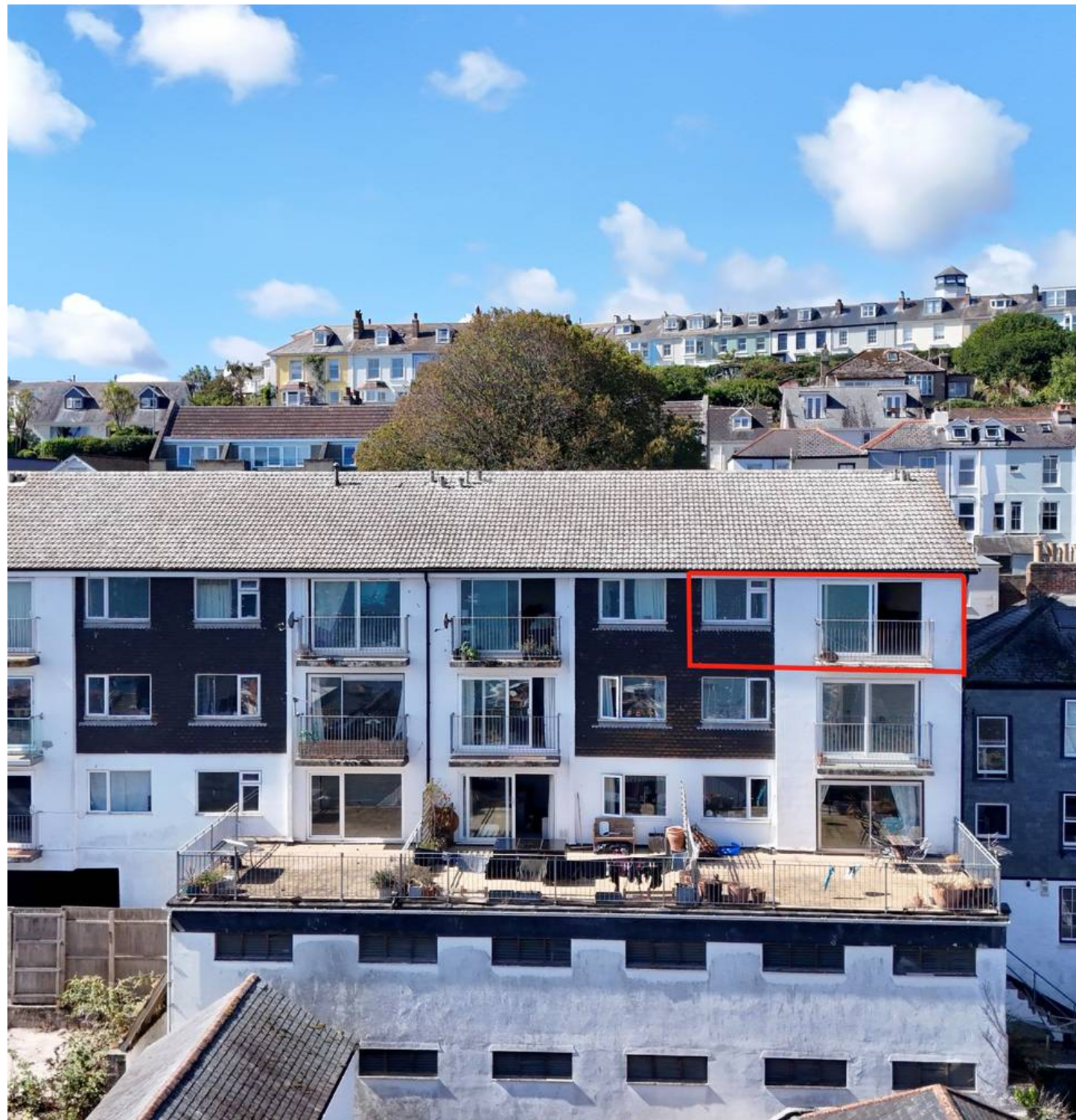
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, water & drainage

Just moments away from the heart of Falmouth, Harbour court provides both an incredibly convenient location, along with amazing harbour and sea views, especially from number 12 being at the top of the building. Walking up from the communal entrance to the top floor, you are greeted by the entrance to number 12. Entering into a spacious hallway with ample storage and doors leading to all rooms. To the front, there is a well proportioned sitting room with sliding door looking out at the most incredible view of the harbour, estuary, Pendennis point and the sea. Out from the sliding door is a balcony perfect to stand out and take in the view. Alongside the sitting room is another well proportioned bedroom with equal views. Across the hallway is a galley kitchen which is well presented and modern. Alongside, is the larger of the two bedrooms with a sizeable window towards New Street bringing in plenty of light. Servicing the two bedrooms is a bathroom with bath and electric shower over, alongside an opaque glazed window. Last but not least, there is also the added benefit of an underground garage with up and over door and electrics. Also sold with no onward chain!





THE LOCATION

Harbour court, located on the seaside of New Street which is a no through road in the heart of Falmouth, where shops and the harbourside are just a few paces away. So much of what delights about Falmouth is on one's doorstep here. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains, together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the South West Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.

TENURE LEASEHOLD - 999 - year from 1982, 955 years remaining. Management Company is Harbour Court Flats (Falmouth) Ltd and managing agent is SMART PROPERTY GROUP Tel.no. 01326 374850. Current service charge (August 2026) £420 paid bi-annually. No holiday letting is permitted but small pets are allowed by agreement of Management Company.

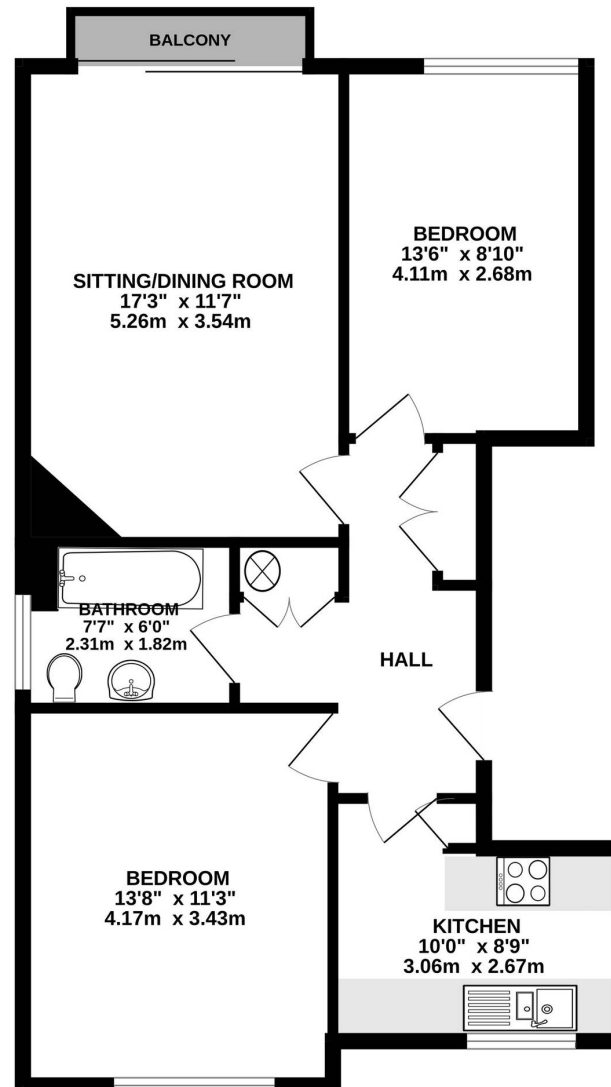
PARKING - Single garage







GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



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TOTAL FLOOR AREA : 684 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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