

Flat 2, 13 Melvill Road, Falmouth

Guide Price £200,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

THE PROPERTY

Set within an imposing Edwardian building in a sought-after part of Falmouth, this modern and well-appointed first-floor apartment offers stylish accommodation, thoughtfully updated to provide a comfortable contemporary living environment.

The apartment features two double bedrooms, a recently refitted shower room and an impressive open-plan kitchen/living/dining room which forms the heart of the property. The kitchen is particularly well appointed, incorporating a range of integrated appliances, extensive storage and a central island with additional preparation space. Oak flooring and inset lighting continue throughout the principal living area, creating a cohesive and modern finish.

The open-plan living space enjoys a bright, dual-aspect layout, with glazed French doors opening onto a Juliet balcony and providing an attractive elevated outlook towards the bay. This creates an appealing setting for relaxing, entertaining or enjoying the natural light.

Both bedrooms are well proportioned and benefit from double-glazed windows, while the contemporary shower room features a spacious double-width shower, modern tiling and a heated towel rail. The entrance hallway provides useful access to the principal rooms and incorporates further storage and an electric heating system.

Ideally situated within walking distance of Falmouth town centre, the seafront and local transport connections, the apartment is well placed for enjoying the town's shops, restaurants, harbour and renowned beaches.

An appealing opportunity for buyers seeking a stylish, low-maintenance home or coastal base in one of Cornwall's most popular maritime towns.





- MODERN FIRST FLOOR APARTMENT – Stylishly updated accommodation within an imposing Edwardian building.
- TWO DOUBLE BEDROOMS – Well-proportioned rooms offering comfortable and versatile accommodation.
- IMPRESSIVE OPEN-PLAN LIVING – Bright and airy kitchen, dining and living space ideal for contemporary living.
- HIGH-QUALITY FITTED KITCHEN – Modern units, central island and a range of integrated Lamona appliances.
- ELEVATED OUTLOOK TOWARDS THE BAY – Glazed French doors opening onto a Juliet balcony.
- CONTEMPORARY SHOWER ROOM – Recently refitted with a spacious double-width shower and modern fittings.
- SHARE OF FREEHOLD INTENDED – To be provided as part of the sale, subject to confirmation of the legal arrangements.
- SOUGHT-AFTER FALMOUTH LOCATION – Within walking distance of the town centre, seafront, bus routes and Falmouth Town railway station.

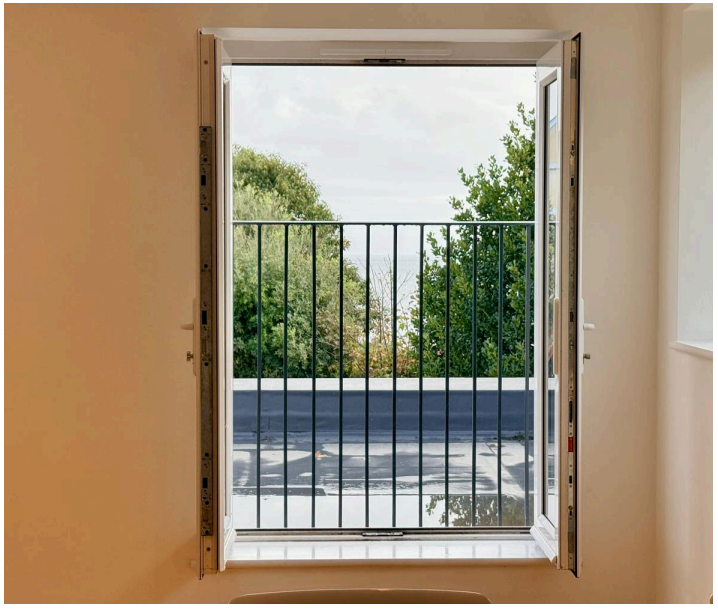
THE LOCATION

Ideally positioned to enjoy the very best of Falmouth's vibrant coastal lifestyle, the apartment lies within walking distance of both the town's picturesque harbourside and its renowned beaches, with the town centre and Falmouth Town railway station also just a short walk away. Falmouth offers an excellent and diverse selection of independent shops, national retailers, cafés, restaurants and quality galleries, alongside a lively waterfront and a calendar of events throughout the year. Events Square is a popular destination for dining and enjoying the harbour atmosphere, while nearby Cliff Road provides access to some of the area's best-loved beaches, including Castle Beach and Gyllyngvase Beach. Renowned for its maritime heritage and impressive natural harbour, Falmouth offers exceptional opportunities for boating and sailing, together with a wealth of leisure facilities and access to the wider Cornish coastline. Falmouth Town railway station provides a convenient link to the mainline at Truro, with connections to Exeter and London Paddington.









PARKING & TRANSPORT LINKS

Residential parking is available to the front of the building on Melvill Road. Further convenience is provided by the property's position, where bus services offer connections to surrounding areas. Falmouth Town railway station is also within walking distance, providing a link to the mainline railway at Truro and onward connections towards Exeter and London Paddington. The combination of residential parking and convenient public transport links makes this an appealing location for both residents and those looking to explore the South Cornish Coastline, beaches and the towns amenities or further afield without relying solely on a car.

TENURE

The property is currently held leasehold, with a 999-year lease commencing on 25 December 1981. The intention is for the property to be sold with a share of the freehold. Prospective purchasers should ask their solicitor to confirm the proposed freehold arrangements, lease terms and any associated costs.

PETS & LETTING

We understand that holiday letting is not permitted and that pets are allowed subject to the terms of the lease. These conditions should be verified by the purchaser's solicitor.

CHAIN & SELLERS POSITION

The property is offered with no onward chain & immediate vacant possession.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

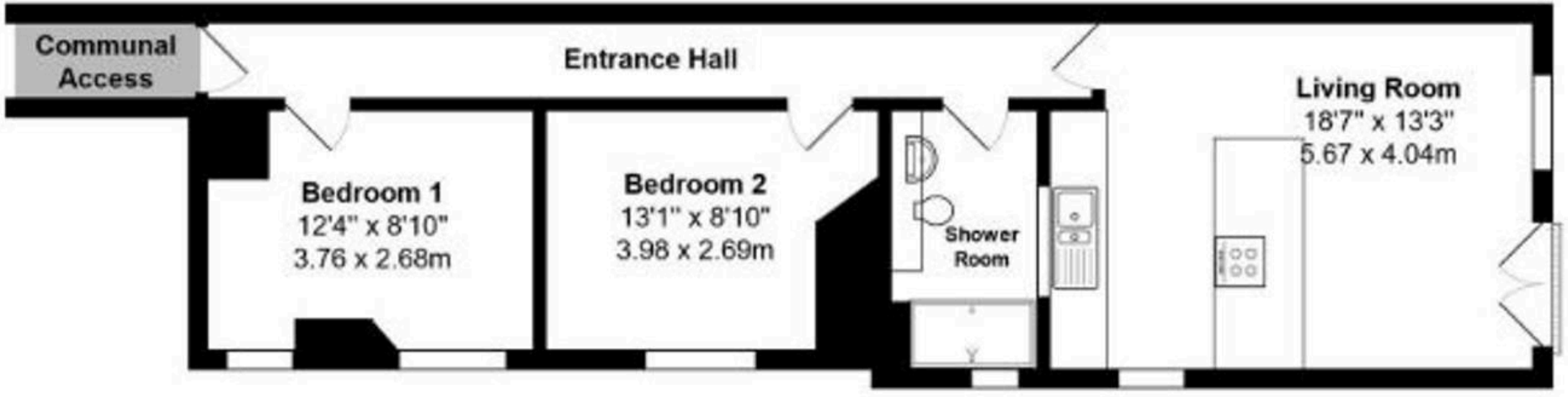
SERVICES: Mains electricity, water and drainage are connected.Heating is provided by thermostatically controlled electric wallheaters. A telephone and broadband points are present, subject tothe relevant supplier's regulations and availability.













Melvill Road, Falmouth, TR11 4AS

Apprx Total Area: 63.3 m² ... 681 ft²

All measurements are approximate and for display purposes only

PROUD GUILD MEMBER

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These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The Property Ombudsman

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