

FOR SALE



Oakland Walk, Falmouth
Guide Price £230,000


MARTIN&CO

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- BUY TO LET INVESTMENT
- MODERN APARTMENT
- GROUND FLOOR WITH GARDEN
- 2 YRS REMAINING ON NHBC WARRANTY
- ALLOCATED PARKING SPACE

BUY TO LET OPPORTUNITY. A ground floor, modern apartment with PARKING and GARDEN in the desirable location of Union Park, just outside the centre of Falmouth



BUY TO LET OPPORTUNITY. A ground floor, modern apartment in the desirable location of Union Park, just outside the centre of Falmouth. The tenancy is managed by Martin & Co and produces £1200 pcm.

This spacious apartment offers a generous open-plan lounge, dining and kitchen. The kitchen includes an integrated oven, washer/dryer and fridge freezer. There are two double bedrooms and a family bathroom with shower over the bath. From the kitchen there are some distant sea glimpses, and the apartment further benefits from an enclosed garden and an allocated parking space.



Gas central heating and hot water

EPC B

Council Tax Band B

Allocated parking space plus visitor parking areas.

Constructed in 2018, therefore approximately 2 years remaining on the NHBC warranty

TENANCY

The current tenancy commenced on 27th January 2026

Income: £1200 pcm (exclusive of utility bills)

TENURE

Leasehold: 999 years from 1 April 2018

Service Charge – approximately £1000 per annum

There are NO restrictions in the lease for pets

Managing Agents: First Port

Broadband: Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information

Source: Ofcom.org.uk

LOCATION

Just 1.4 miles from the shops and café's of The Moor, and 2 miles from Gyllyngvase beach, Oakland Walk is ideally located for all the amenities that Falmouth has to offer.

Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK. Additionally, Falmouth is also a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Martin & Co Falmouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.