

Flat 4, Trevethan Court Mitchell Road, Falmouth

Guide Price £330,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

THE PROPERTY

We sold Trevethan Court from new in the 1980s, and it remains one of our very favourite developments, notable for its thoughtful design, spacious liveable proportions and near-town location with super elevated views. Number 4 was the former show apartment here and has been the much-loved home to our vendor since 1994. This is a remarkable property with several notable and valuable features that set it above the norm. It is positioned on the corner, with windows to three aspects, providing an incredibly light and bright interior and some lovely views to the rear, overlooking Falmouth to harbour, estuary and coast. Access to Number 4 is level from its own garage, into a generous and welcoming entrance, into the apartment. This is likely to be of particular interest for those with more limited mobility or with an eye to future-proofing, perhaps. Seldom seen today, and why we recommend Trevethan Court apartments so enthusiastically, is their size and clever design, which is so well suited for permanent living, and we suggest in number 4's case with its level entrance, providing a 'bungalow-like' feeling. Number 4 has two double bedrooms, both with en suite bathrooms; the main is superb with a bay window to the glorious coastal view, plus quality, extensively fitted wardrobe and cupboard space. The triple aspect living/dining room incorporates a wide bay window, elevated coastal views and access onto a very usable, 12' x 6' covered balcony that enjoys a great outlook, and, being on the corner, summer sunshine for much of the day. The kitchen is a good size, incorporating a breakfast bar and with coastal views and a doorway to the balcony. With about 1,000 sq ft of accommodation, including the balcony, proportions are very good, and there is much storage space throughout. The apartment is comfortable and well cared for, with quality original fixtures and fittings, although prospective buyers may wish to update the interior, to one degree or another. Trevethan Court is a well-looked-after development where most apartments are permanently occupied by owners proud to look after all aspects of the building, its communal gardens and grounds. As mentioned, number 4 has its own garage, in addition to several visitor parking spaces.





- Spacious, purpose-built 'bungalow-like' apartment
- Level access & entrance
- Lovely elevated views to harbour, estuary & coast
- Superb triple aspect, bay window reception room
- Two double ensuite bedrooms
- 12' x 6' covered water view balcony
- Separate cloakroom/WC
- Electric central heating system
- Garage
- Well-tended communal garden & grounds
- No onward chain

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

SERVICES: Mains electricity, gas, water & drainage

what3words: ///goods.cherry.winter

THE LOCATION

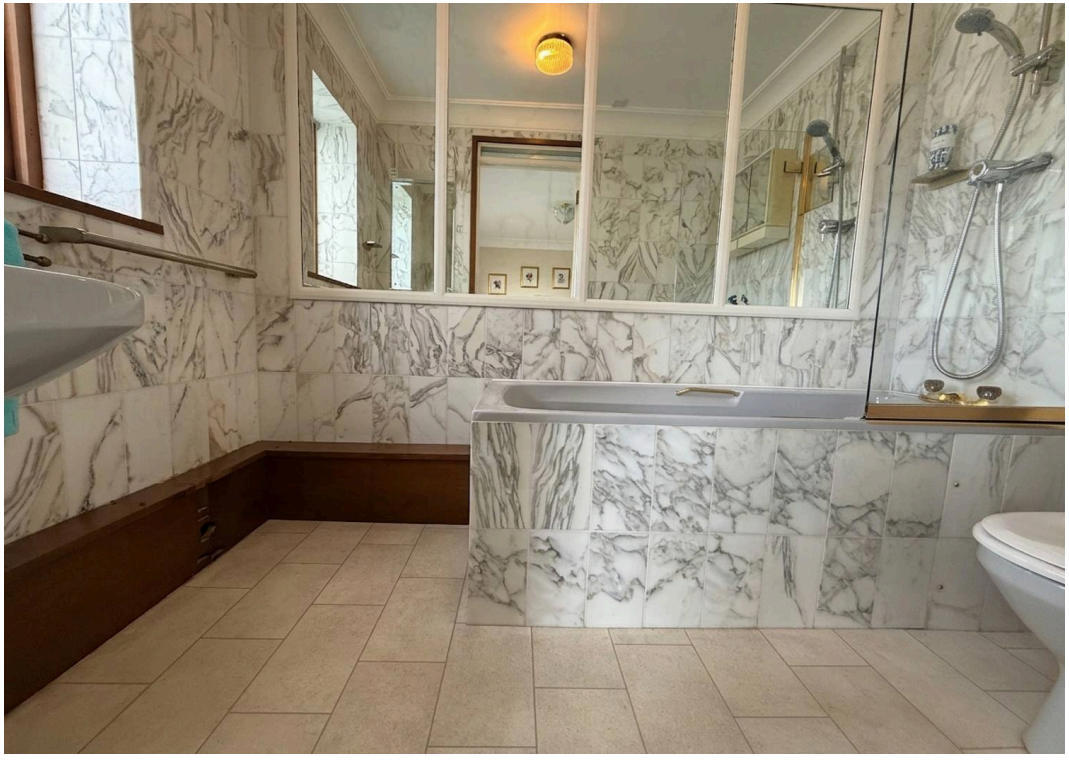
Trevethan Court is located high above Falmouth town and harbourside in an enviable, prominent spot where the development is visible from many miles out to sea. The Beacon is an expanse of green space beside Trevethan Court and all is convenient and accessible, with the town and harbourside, a 5-10 minute walk away. Falmouth's High Street is a delight with its individual shops and galleries, whilst The Boathouse, Star & Garter, or more upmarket Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals'. 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. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. 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.

















GARAGE

Single-size, up-and-over metal door. Slate-pitched roofed storage.

VISITOR PARKING SPACES

COMMUNAL GARDEN & GROUNDS

All is planted, landscaped and well tended at Trevethan Court.

TENURE

999 year lease created from new in 1987. 'The New Trevethan Court Management Company Limited' is a company formed to manage, maintain and insure the building. The current charge is £1712 per annum. Each flat owner is a shareholder within the Management Company. The managing agent is Belmont Property Management telephone number 01872 260606. Long lets are permitted.

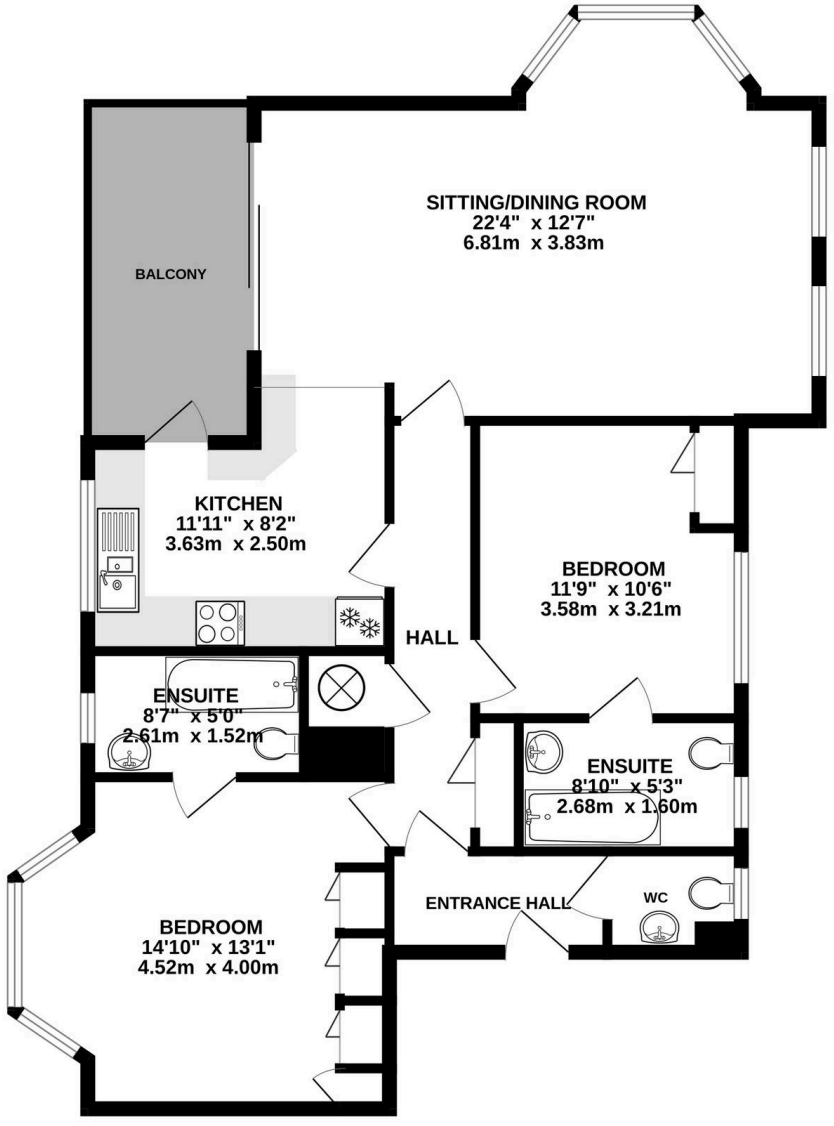
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



PROUD GUILD MEMBER
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TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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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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