

MAP estate agents

Putting your home on the map

Quay Hill,
Falmouth,

£185,000
Leasehold







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Property Introduction

Situated just off the main street in the centre of the town and convenient for all the shops, restaurants, cafes and harbour is this two bedroom maisonette, just one of two in this attractive Grade II listed townhouse conversion and offered for sale with the chance for the lucky buyer to put their own stamp on it.

The accommodation is arranged over two floors and comprises of a lounge/diner, kitchen, two double bedrooms and a bathroom.

Parking can be found in the surrounding streets and carparks nearby.

Location

The property is very close to the amenities including Events Square which is home to the National Maritime Museum, set on the harbour's edge in this famous coastal town with one of the largest natural harbours in the world. In the immediate vicinity there are a variety of restaurants, shops and amenities and a Tesco Metro store and walking through the town there is a wider range of amenities with the branch line railway station providing easy access to the city of Truro and beyond. Falmouth offers a choice of four beautiful beaches and water sports and fine daily sailing waters.

ACCOMMODATION COMPRISES
Communal door and stairs leading to the front door, opening to:-

COMMUNAL ENTRANCE HALLWAY
Stairs rising to first floor with door opening to:-

ENTRANCE HALLWAY
Double glazed sash window. Storage cupboard and understairs storage, radiator and coat hooks. Door leading to:-

LOUNGE/DINER 13' 8" x 11' 4" (4.16m x 3.45m)
Double glazed sash window. Radiator. Further door from the hallway leading to:-

KITCHEN 11' 1" x 7' 0" (3.38m x 2.13m)
Double glazed sash window. Radiator, range of floor and wall mounted cupboards with worktop over incorporating a one and a half bowl sink and drainer, space for cooker and fridge freezer, space for automatic wash machine. Wall mounted Glow Worm boiler. Extractor fan. Returning to the hallway, door into:-



BATHROOM
Obscure double glazed sash window. Low level WC, pedestal wash hand basin and bath. Radiator.

Stairs leading off the hallway to the:-

FIRST FLOOR LANDING
Loft hatch and airing cupboard. Doors off to bedroom one and bedroom two:-



BEDROOM ONE 13' 7" x 11' 3" (4.14m x 3.43m)
Single glazed sash window. Radiator.

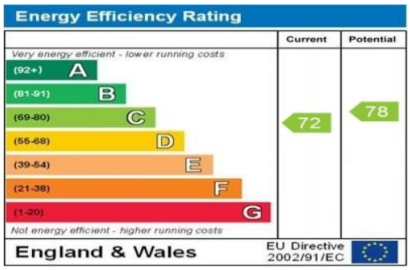
BEDROOM TWO 11' 0" x 10' 3" (3.35m x 3.12m) maximum measurements
Double glazed sash window. Radiator.



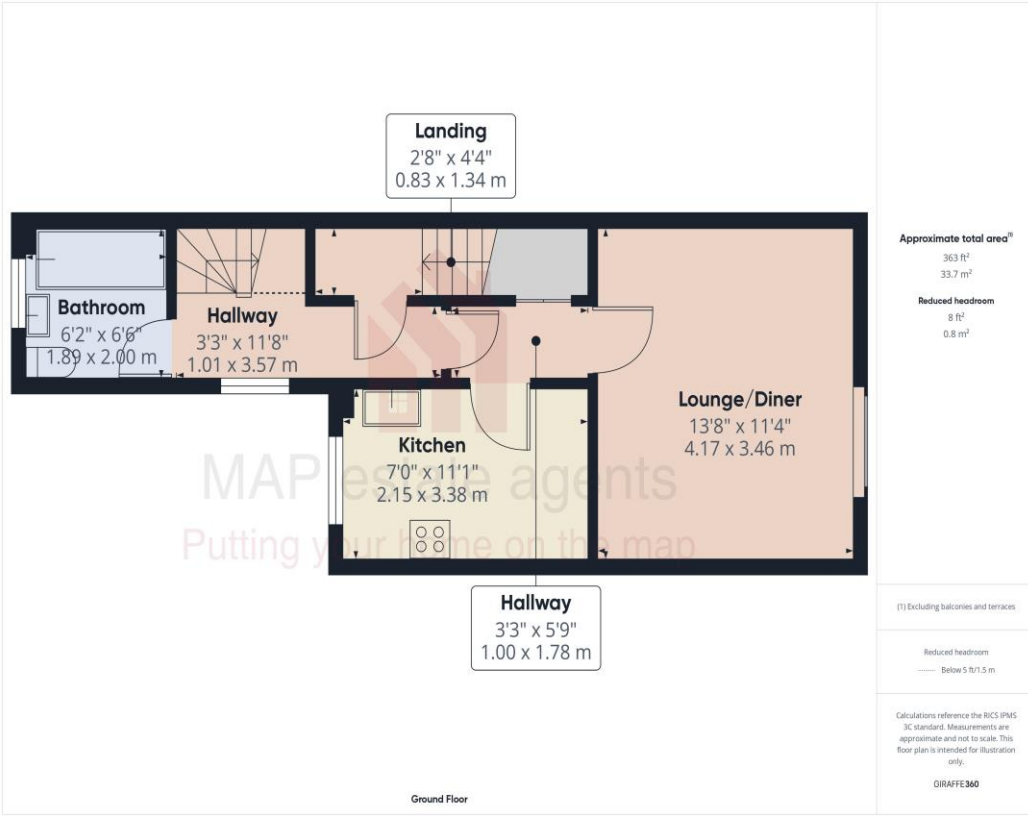
LEASEHOLD INFORMATION
A 999 year lease will be drawn up for the new purchaser and the new owner will own 50% of the freehold, once the sale of the second apartment is sold. Ground rent is one Peppercorn per annum. Service charge is approximately £1457.89 per year for April 2026-March 2027. Service charge includes communal electric and lighting, fire safety equipment, gutter cleaning and care of the communal area. Building insurance is £152.58 per annum. Please note that the property cannot be used as a holiday let.

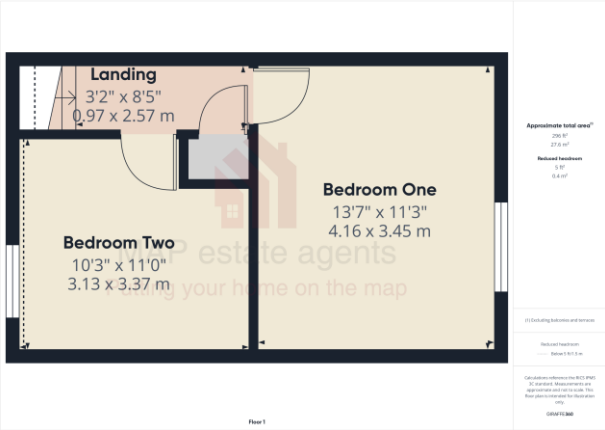
SERVICES
The property benefits from mains water, mains gas, mains electric and mains drainage.

AGENT'S NOTES
Please be advised that the Council Tax Band for this property is 'B'. Please note, we are also offering the ground floor one bedroom apartment for sale at £130,000 Leasehold or alternatively the whole building could be purchased as a freehold property for £300,000. There will be a provision in the lease that invoices are payable on demand and this may include a sinking fund. Please note, there is a restriction that the building must remain as two separate flats, it cannot be made into one dwelling. There will be a requirement that the buyer takes a share of the freehold of the building upon the sale of the second flat within the block.



DIRECTIONS
Proceed off roundabout by Sainsbury's continue straight onto along Dracaena Avenue, up the hill and over to the traffic lights. At the traffic lights continue straight onto the next roundabout, take the second turning straight ahead along Western Terrace. At the mini-roundabout at the Merchants Manor Hotel turn left into Woodlane. Towards the end of Woodlane continue round the corner where the road becomes Swanpool Street. Turn left into New Street, parking can be found along here, Gyllyng Street is then the first turning on the right hand side. If using What3words:- award.places.saying





MAP's top reasons to view this home

- Spacious two double bedroom maisonette
- Located in the centre of the town
- Lounge/diner
- Kitchen
- Bathroom
- Scope for improvement
- Ability to purchase the whole house
- Chain Free
- Grade II listed
- Within Conservation Area

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