



Laskowski
&Co



Ground Floor Flat, 2 Clare Terrace, Falmouth, TR11 3ES

£425,000

Situated along one of Falmouth's most desirable period terraces with delightful seasonal views from the living room across the deep waters of the Carrick Roads towards the shoreline of The Roseland peninsula, including Flushing village, headland and the outer harbour, a well presented, generously sized ground floor apartment set across 2 levels, offering 2/3 bedroom accommodation. To be sold with the inclusion of a westerly-facing rear courtyard garden and no onward chain.

Key Features

- Ground floor apartment
- A few minutes walk of the town centre
- Spacious internal proportions
- No onward chain
- 2/3 bedrooms, 2 shower rooms
- River and harbour views
- Viewing recommended
- EPC rating C



THE ACCOMMODATION COMPRISES

Charming granite laid threshold, with step rising to original painted timber casement doors with glazing. Communal front entrance door opens into:-

STORM PORCH

Quarry tiled flooring, exterior courtesy light. Light and bright with single glazing to the front and side elevations with exceptional views across to Flushing village, the Carrick Roads, shoreline of The Roseland peninsula, Falmouth's bustling harbour, parts of Event Square, Pendennis Headland and Castle. Traditional painted and panelled front entrance door with glazing opening into:-

COMMUNAL HALLWAY

Serving the ground floor and upper floor flat only. Period detailing including dado railing, high ceiling, moulded archway with elaborate hanging light. Shallow cupboard housing the electrical consumer unit and meters for both apartments. Private part glazed entrance door opening into:-

RECEPTION AREA

Engineered oak flooring, panelled door leading into kitchen, together with opening providing access to:-

LIVING ROOM

A most impressive, spacious and filled with character, including Maple wood flooring, high skirtings, heavy cornicing and ceiling rose with elaborate pendant light. Recessed tall and replacement double glazed sash window with panelled reveals, offering a seasonal view across the ever changing marine activity of the Carrick Roads, along with glimpses of the harbour and shoreline of The Roseland Peninsula set to the distance. Inset wood-burning stove, raised slate hearth, shelved alcoves. Serving hatch, picture railing, radiator, TV aerial point, telephone point?

KITCHEN

Well sized, featuring an array of panelled hardwood units including cupboards, drawers and over-counter units set to two sides, with a slate-effect roll-top worksurface, natural tiled splashback at mid-point, composite one and a half bowl sink with drainer and mixer tap, and charming arched display alcoves with shelving. Appliances include a Rangemaster gas cooker with hot-plate feature, together with matching underlit Rangemaster extractor hood over. Baxi wall mounted combination boiler providing domestic hot water and heating. Period features including high ceiling, picture railing and ceiling rose. Tiled flooring, radiator, high skirting, and glazed French doors to the rear providing immediate access onto the enclosed and sunny rear courtyard. Extended preparation space, with fitted units providing breakfast bar space, further cupboards and continued storage. Serving hatch to living room. Obscure glazed door leading into the:-

UTILITY AREA

A linking room connecting the kitchen with the main inner hallway providing space and plumbing for washing machine and dryer (to be included within the sale), built-in cupboard space over, high level double glazed window to side elevation providing natural light, ceiling light. Four panel door leading to shower room and opening providing access to inner hallway.

SHOWER ROOM/WC

A modern three-piece suite comprising dual flush WC, pedestal wash hand basin with mixer tap and modern tiled splashback, mirror fronted medicine cabinets set over, shower cubicle with glazed sliding doors, Mira Advance electric shower and tiled shower cubicle. Inset downlights, extractor fan and heated towel rail.

INNER HALLWAY

Panelled doors leading to lower ground floor, bedroom two and, to the far side, bedroom one. Wall-mounted Honeywell heating thermostat, picture and dado railing, ceiling light.

BEDROOM ONE

An incredibly spacious double bedroom providing ample room for furniture including wardrobes, drawers etc, light and bright with a favourable double aspect featuring recessed double glazed windows to the side and rear elevations with deep sills. Shelved alcove, radiator, mirror fronted three-quarter height built-in wardrobe with hanging rail. Ceiling light.

BEDROOM TWO

Another nicely proportioned double bedroom with high level fixed and obscure panes to inner hall and further broad double-glazed window providing natural light from the courtyard beyond. Radiator, mirror fronted built-in wardrobe with hanging rail.

From the inner hallway, a door opens to the lower landing with courtesy handrail, wall light, opening into the:-

LOWER GROUND FLOOR BEDROOM SUITE

Excellent use of space with the opportunity to be utilised as a bedroom or lower ground floor snug. Well lit with various inset downlights throughout, recessed and glazed casement windows with quaint window seat. Plentiful room for bedroom furniture, two radiators, TV aerial point. Panelled door opening into:-

EN-SUITE SHOWER ROOM

Pedestal wash hand basin with tiled splashback, dual flush WC, and shower cubicle with glazed and folding shower door, marble-effect panelling for ease of maintenance and Mira Advance electric shower. Extractor fan, inset downlights and radiator.

THE EXTERIOR

REAR COURTYARD

Mainly enclosed, providing a westerly-facing outdoor space, with room for pot plants and garden furniture. Prospective purchasers should be made aware of an existing right-of-way for the owner of the ground floor flat, across the upper garden pathway to the rear garden gate, which allows access onto a rear lane for their convenience.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Gas fired central heating. There is a linked water connection between the ground floor and first floor apartment which our client has confirmed, will be separated with the advantage of new water meters and individual connections, which will service each property accordingly.

The arrangements for which can be discussed via Laskowski & Company in further detail.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Leasehold - 999 years commencing 4 May 1989. We understand pets are permitted. Letting on an assured shorthold agreement (AST) will be permitted, however holiday letting will not. Maintenance charges will be dealt with on an ad hoc basis with a 50/50 contribution required from each apartment.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

AGENTS NOTE

Water connection - to be established for the ground floor apartment in the form of a separately metered connection. Further details to be provided upon request via Laskowski & Company.



Floor Plan



Ground Floor Flat, Clare Terrace, Falmouth, TR11 3ES
Total Approx Area: 111.4 m² ... 1199 ft² (excluding communal access hall, courtyard)

All measurements are approximate and for display purposes only