Laskowski &Co

Flat 7, 15 Melvill Road, Falmouth, TR11 4AS

£285,000

A 2 bedroom first floor apartment, situated within an attractive Victorian building, set back from the road just yards from Falmouth's seafront, with easy access to the town centre. This spacious apartment provides a living room, kitchen/dining room, 2 bedrooms and a family bathroom. The apartment comes with the benefit a parking space and, to the rear, a communal garden/drying area. Castle Beach and the seafront (Cliff Road) is just 350 yards away, with its beautiful circular walk around Pendennis Point.

Key Features

- 2 bedroom first floor apartment
- Moments from Falmouth's seafront and close to the town centre
- Terraced communal rear garden
- EPC rating C
- Attractive Victorian building
- Allocated parking space
- Gas central heating and double glazing

THE ACCOMMODATION COMPRISES

From the car parking, steps lead up to the communal front door, to:-

COMMUNAL PORCH
Glazed timber door to:-

COMMUNAL ENTRANCE HALLWAY
Stairs rising to the first floor, with front door to Flat 7.

ENTRANCE HALLWAY
Doors to living room, bedrooms and kitchen/breakfast room. High ceiling with central ceiling light, storage cupboard with shelving and hanging rail.

LIVING ROOM
A light and bright reception room, with large uPVC double glazed sash-style window to front aspect, overlooking tree-lined Melvill Road. Fireplace housing electric fire, with wood mantel surround and stone hearth. Central ceiling light, radiator, TV and telephone points.

BEDROOM ONE
A good size double bedroom, with large uPVC double glazed sash-style window to front aspect, high ceiling with central pendant light. Built-in wardrobe with shelving and hanging rail. Radiator.

BEDROOM TWO
A small double or good size single bedroom, with central ceiling light, uPVC double glazed sash-style window to side aspect. Radiator, telephone point.

KITCHEN/BREAKFAST ROOM
Fitted kitchen with a range of eye and base level units, roll-top worksurface with inset four-ring gas hob and electric oven under, stainless steel splashback and extractor fan over. Inset one and a half bowl sink/drainer unit with mixer tap. Space and plumbing for washing machine, space for fridge/freezer. Space for tumble dryer. Part tiled walls, Vaillant gas fired boiler providing domestic hot water and central heating. Airing cupboard with shelving, radiator. ceiling mounted spotlights, uPVC double glazed sash-style window to rear aspect. Door to:-

REAR HALLWAY
Steps leading down to the bathroom, uPVC double glazed window to side aspect, radiator. Central ceiling light.

BATHROOM
White suite comprising a panelled bath with mixer tap and shower attachment, tiled surround. Pedestal wash hand basin with tiled splashback, low level flush WC. Two partially obscure uPVC double glazed windows to rear aspect. Central ceiling light, radiator.

THE EXTERIOR

FRONT
Large driveway and parking area, with one allocated space for Number 7, and additional visitor parking spaces.

REAR GARDEN
The paved communal rear garden provides several seating areas and drying areas, shared by the eight flats in the building.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX
Band B - Cornwall Council.

TENURE
Leasehold. Remainder of a 999 year lease. Service charge of £130 per calendar month. One eighth share of the freehold. No ground rent. Management company: Blue Waters Residential. We understand pets are allowed. Long term letting is permitted. Holiday letting is not permitted.

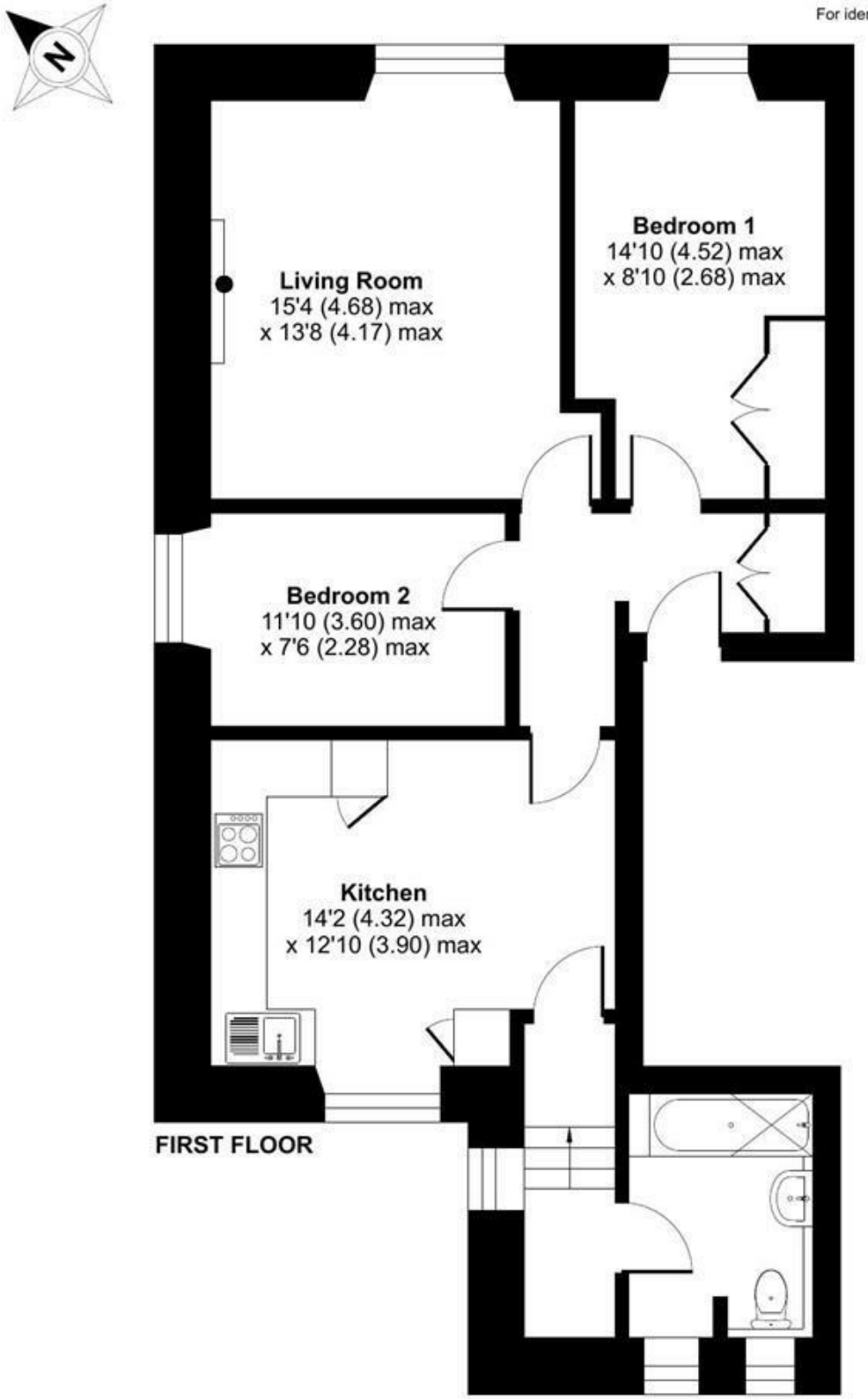
VIEWING
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Floor Plan

Melvill Road, Falmouth, TR11

Approximate Area = 723 sq ft / 67.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Laskowski & Company. REF: 1516696