



The Mainstay, 33a Passage Hill, Mylor, Falmouth, TR11 5SN

£150,000

A well proportioned 2 bedroom first floor apartment, situated within the highly sought-after village of Mylor Bridge. This apartment occupies a central village location, with the accommodation comprising: fitted kitchen, open-plan living/dining room, 2 double bedrooms and a modern shower room. The village of Mylor is incredibly well served with many amenities, including a post office/village store, public house, doctors, dentist, butchers, fishmonger and hairdresser. The harbour town of Falmouth is less than 5 miles away, with the city of Truro approximately 8 miles distant. Ideal first time buy or investment purchase. No onward chain.

Key Features

- 2 bedroom first floor apartment
- Modern kitchen and shower room
- Fully double glazed with electric heating
- Viewing highly recommended
- Highly sought-after village location
- Close to all village amenities
- No onward chain
- EPC rating E



THE ACCOMMODATION COMPRISES

Steps from the rear elevation lead up to a paved terrace. Part glazed door into the:-

KITCHEN

Range of high-gloss eye and base level units, worksurface with inset one and a half bowl sink/drain. Integrated washer/dryer, integrated fridge, built-in oven and hob with extractor over. Part tiled walls, double glazed window. Cupboard housing immersion heater. Ceiling spotlights, glazed door into the:-

LOUNGE/DINING ROOM

Double glazed window, electric wall mounted Rointe electric heater. TV aerial socket, door to bedroom one . Opening into the:-

INNER HALL

Wall mounted heated towel rail. Doors to bedroom two and wet room

BEDROOM ONE

Double glazed window with fitted blind. Wall mounted Rointe electric heater.

BEDROOM TWO

Double glazed window, wall mounted Rointe electric heater.

WET ROOM

Obscure double glazed window. Low level WC with concealed cistern, 'floating' wash hand basin with mirror over, wall mounted shower with rainfall shower head. Extractor fan, tiled walls and flooring.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property.

COUNCIL TAX

Band A - Cornwall Council.

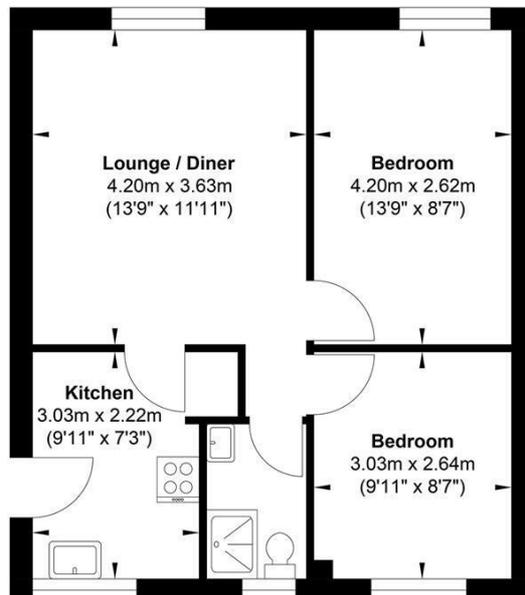
TENURE

Remainder of a 999 year lease commencing 1 January 2007. Annual service/maintenance charge of £200 per annum to include a peppercorn ground rent. Buildings insurance £100 per annum.

VIEWING

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

Floor Plan



Gross Internal Floor Area : 47.0 m2 ... 505.90 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.