



19 Imperial Court Bar Road, Falmouth

Guide Price £275,000



Heather & Lay
The local property experts

- Two-Bedroom Top-Floor Apartment
- Convenient Location Close To Town, Seafront And Train Station
- Allocated Parking For One
- Well-proportioned living space with separate kitchen
- Family Bathroom & Separate Ensuite
- Harbour and Estuary Views
- Lift Access
- Well Presented Throughout
- No Onward Chain
- PLEASE WATCH OUR WALK-THROUGH TALK-THROUGH VIDEO TOUR

THE PROPERTY

Located in a desirable part of Falmouth, Imperial Court is an impressive period building that was converted just over 20 years ago to create a collection of quality apartments. Approaching through the grand granite steps and elegant front entrance, you are welcomed into a spacious communal hallway, with a wide spiral staircase and lift providing access to the floor below number 19.

Situated at the top of the building, the apartment immediately makes an impression. Stepping into the living room, your attention is drawn to the fantastic outlook from the window, with views stretching towards Falmouth Harbour and the estuary beyond. The scale of the room is equally impressive, with sloped ceilings and a generous footprint providing ample space for both a dedicated dining area and a separate living space.

Adjacent to the living room is the kitchen, which has everything you need and enjoys lovely views across the surrounding greenery and towards the estuary.





THE LOCATION

Imperial Court enjoys a truly enviable, highly convenient position between Falmouth's harbourside and seafront, just a few hundred yards from the striking Maritime Museum, Events Square and within a 1/3-mile level walk into town. Bar Road's 'early 'til late' Spar store and Post Office is just across the road along with the brilliant 'Casa Tapa' Tapas restaurant right next door.

Imperial court is also just a few minutes walk from the sea front and Pendennis point with a great walk to both Castle beach cafe and Gylly Beach cafe.

Falmouth town station is also a short, level walk away with connections to Truro and beyond.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

SERVICES: mains electricity, gas, water & drainage

WHAT THREE WORDS: [///trail.race.candle](#)



AGENTS NOTE

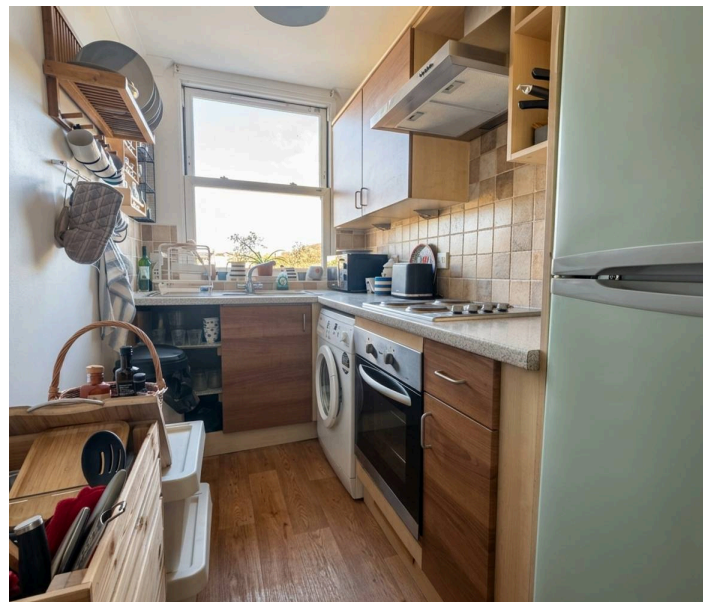
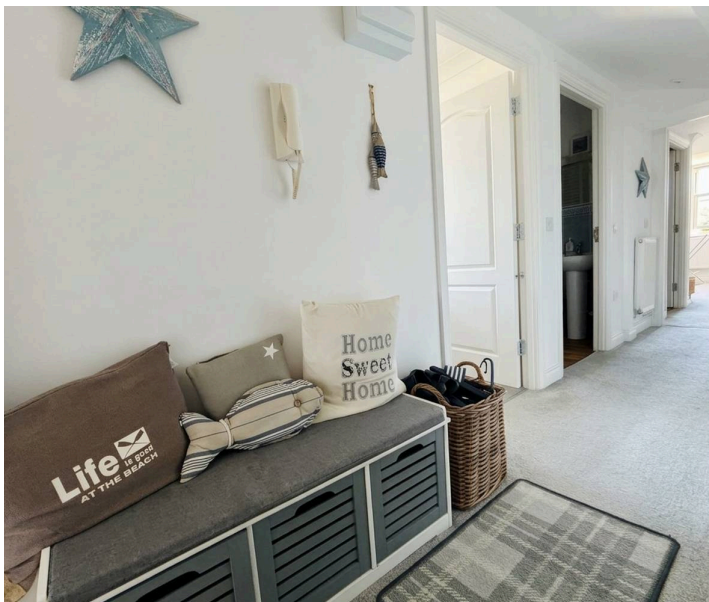
Tenure is leasehold - As of February 2026
maintenance/service charge £2,072 per annum (4 X £518)
including buildings insurance. Includes exterior
maintenance, window cleaning, upkeep of communal
gardens, cleaning of communal areas and parking patrol.
Holiday letting is not permitted within the Lease, but
shorthold and longhold tenancies are permitted. Well-
behaved pets are permitted. Not to park or permit to be
parked any commercial vehicle, caravan, boat, camper or
leisure vehicle, plant or any other equipment (nor any
vehicle that is untaxed or unroadworthy).

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.







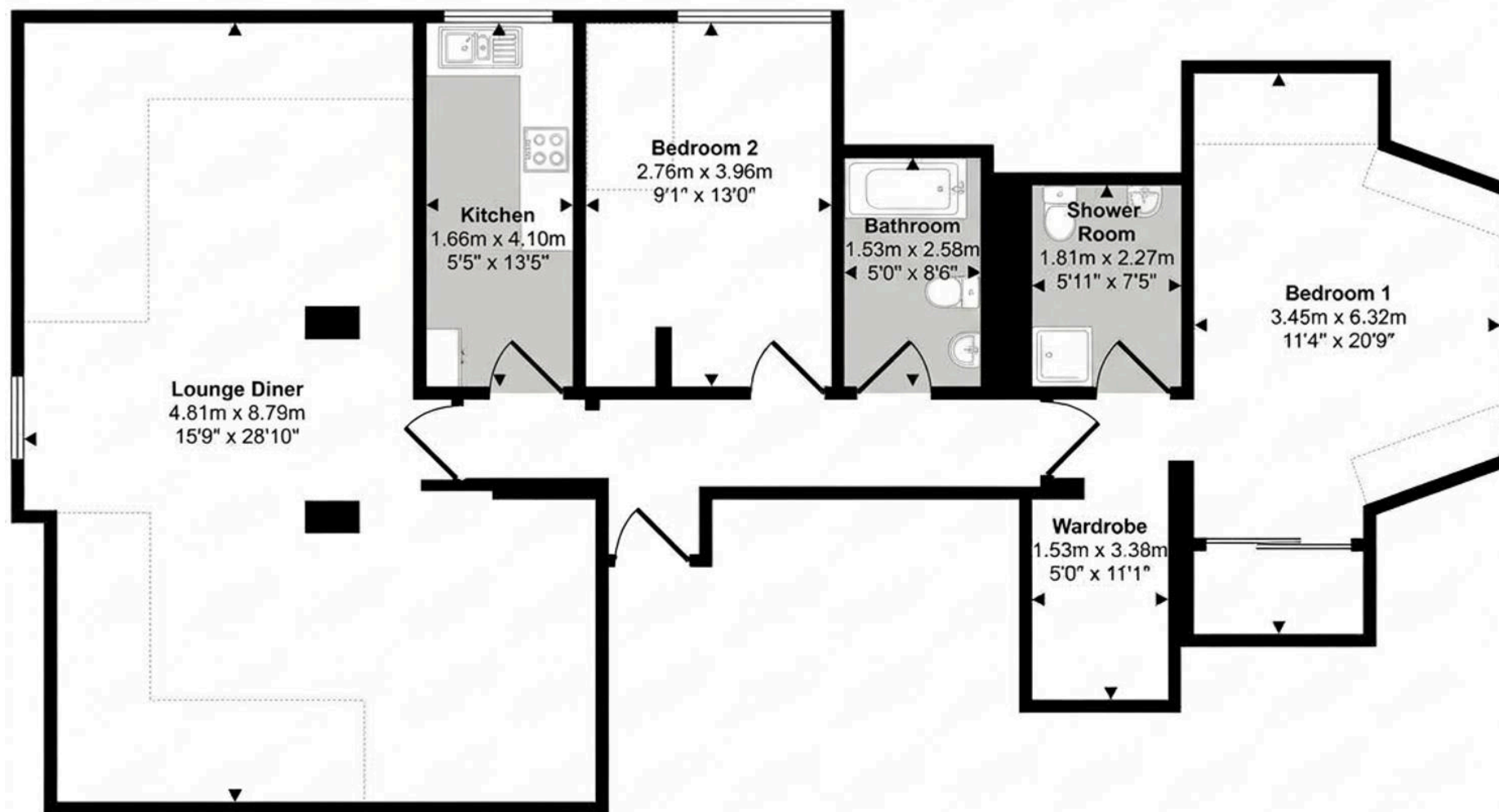








Approx Gross Internal Area
106 sq m / 1144 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

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These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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.



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