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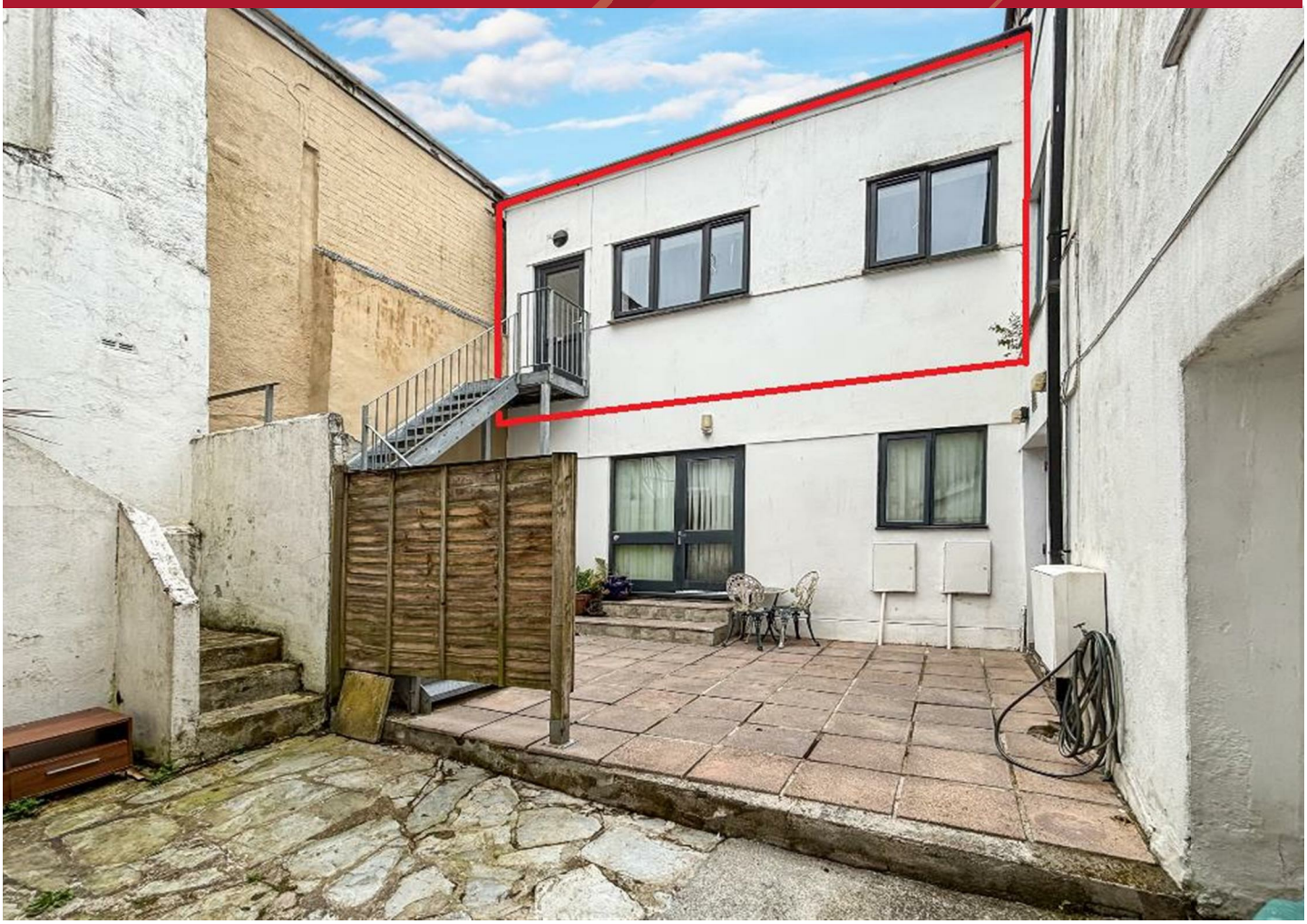


8C High Street, Falmouth, TR11 2AB

£130,000

A 1 bedroom studio apartment located on Falmouth's Old High Street. For sale with modern fitted kitchen, contemporary shower room and open living space. Immediate vacant possession and no onward chain.

Key Features

- Studio apartment
- 1 bedroom, 1 shower room
- Vacant possession, no onward chain
- First floor
- Suitable investment or first time purchase
- EPC rating D

THE ACCOMMODATION COMPRISES

From the paved communal patio, an external steel staircase rises to the first floor level, with glazed uPVC entrance door opening into the:-

OPEN-PLAN KITCHEN/LIVING/DINING ROOM

Double aspect, with broad glazing to the front elevation and rectangular side window providing much natural light. A deep and broad room providing access to both the bedroom and shower room alike, together with a contemporary kitchen fitted to the far side.

LIVING AREA

Inset coir matting upon entry. With coat hooks and telephone entry system. Ceiling light. Broad glazing to front elevation. Door leading to bedroom. Open to the:-

DINING AREA

Electric Rointe wall heater, ceiling light. Door leading to shower room. Rectangular high-level window. TV aerial point. Open to the:-

KITCHEN AREA

A contemporary fitted kitchen providing a small number of cupboard and drawer units with a stripped wood-effect rolltop worksurface incorporating a clever breakfast bar feature and stainless steel sink with drainer and mixer tap. Appliances including electric oven, four ring ceramic hob, stainless steel splashback and contemporary extractor unit. Space and plumbing for washing machine, further under-counter space for fridge/freezer unit. Two recessed slimline double glazed windows to side and rear elevations. Inset downlights, tile-effect flooring.

BEDROOM

A double room with ceiling light, TV aerial point and casement double glazed window to front elevation.

SHOWER ROOM

A stylishly appointed three piece suite comprising dual flush WC with concealed cistern, shower cubicle with glazed and sliding doors, and vanity unit with cupboard space under and sink with mixer tap. Mirror-fronted medicine cabinet, heated towel rail, ceiling light, extractor fan. Tiling to vanity unit, contemporary panelling to shower cubicle. Contemporary wood-effect flooring.

THE EXTERIOR

COMMUNAL COURTYARD

A broad paved courtyard which, we understand, provides external sitting out space for residents of each of the four apartments. Space for bin storage. Exterior water tap.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

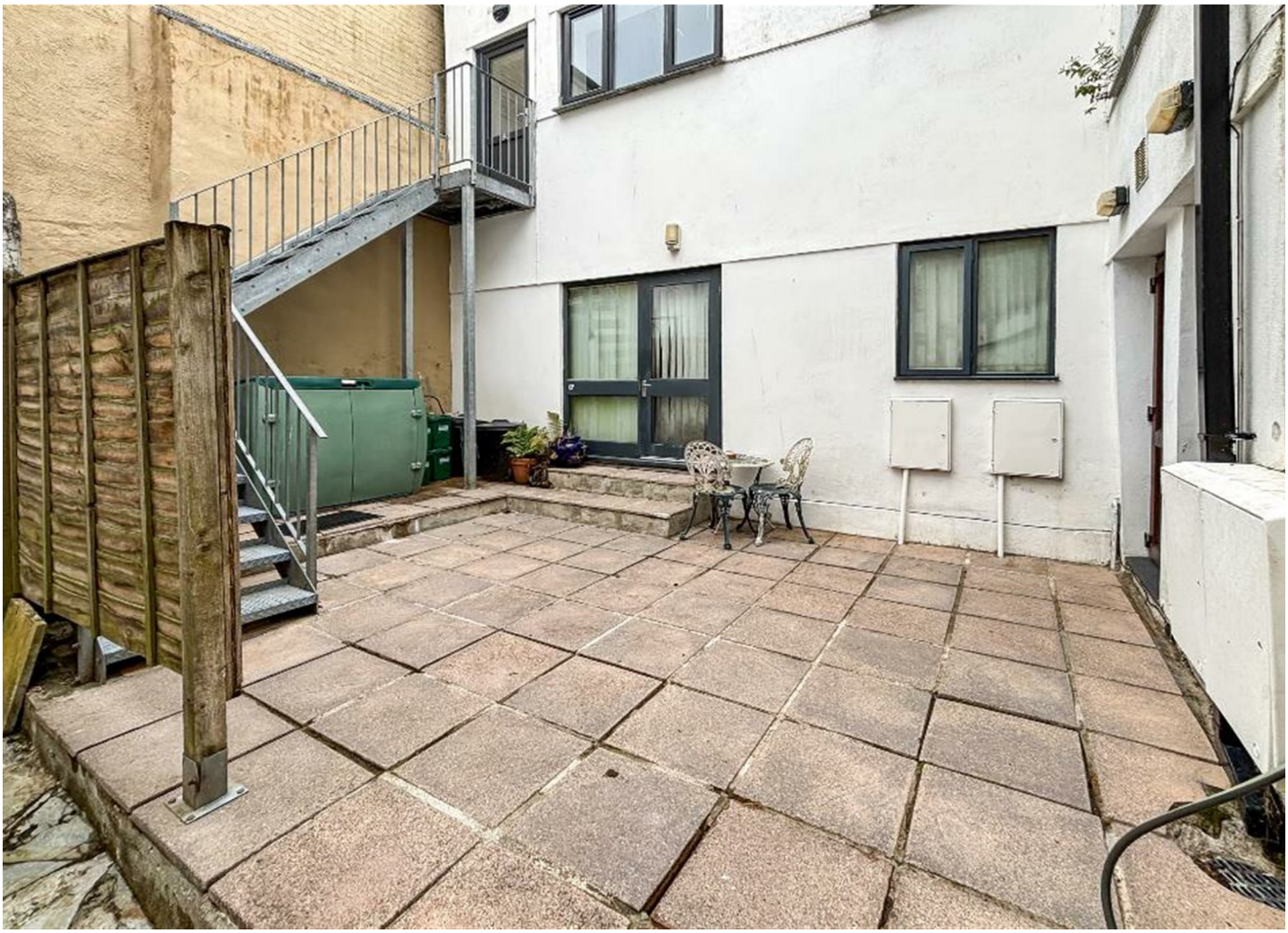
Band A - Cornwall Council.

TENURE

Leasehold, with a 25% share of the freehold to be provided. 999 year lease commencing 1997. Maintenance charges expected to be set in the region of £80 per month to cover communal insurances and upkeep.

VIEWING

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

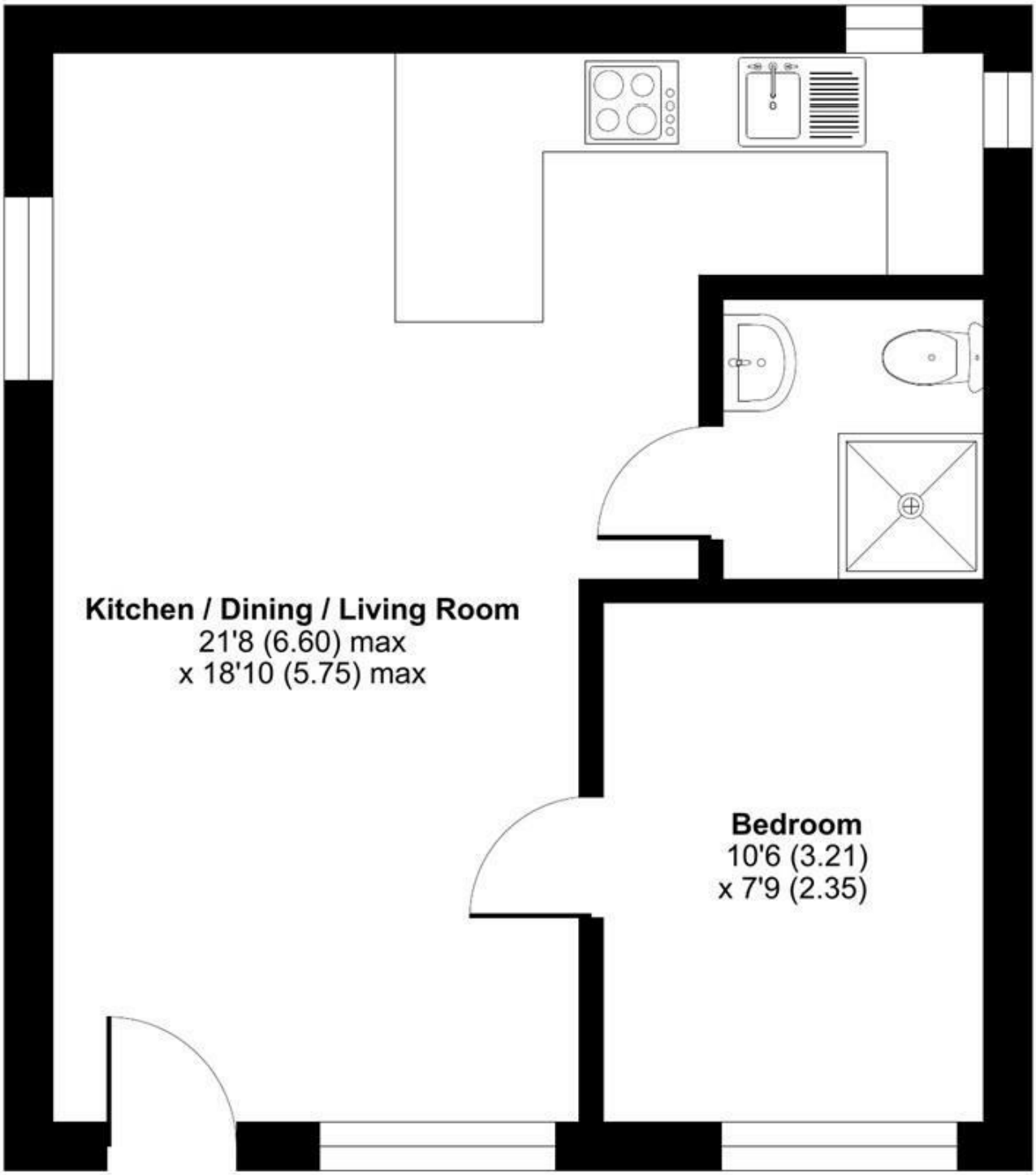


Floor Plan

High Street, Falmouth, TR11

Approximate Area = 408 sq ft / 37.9 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1457791