

**FOR SALE**



**St John's Court, Brook Place, Falmouth**  
**Guide Price £192,500**

  
**MARTIN & CO**

# St John's Court

Guide Price £192,500

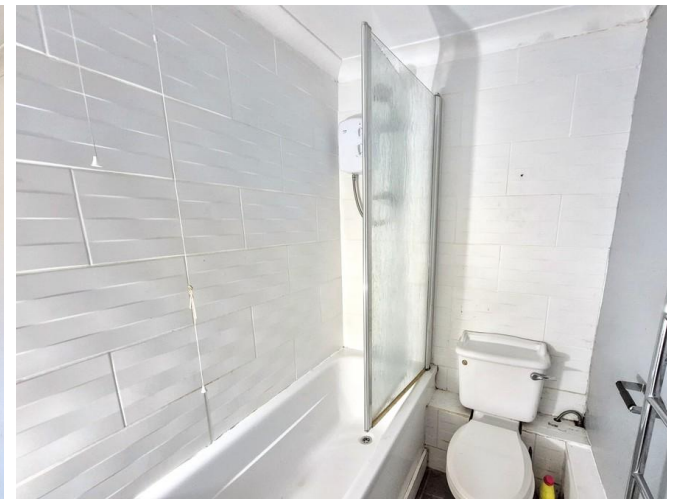
- GROUND FLOOR
- CENTRAL FALMOUTH
- TWO BEDROOMS
- PRIVATE COURTYARD
- ALLOCATED PARKING SPACE

*A two-bedroom, ground floor, purpose-built flat, with a private front door and courtyard. Ideally situated in the heart of Falmouth this is an ideal home for a first time buyer!*



St John's Court is a small purpose built block of flats, tucked away in the heart of Falmouth close to the Moor. The development is entered from Brook Place, a 'no through road' and you enter the development under an archway which brings you to the parking area where residents have allocated spaces.

Flat 2 is a ground floor flat and the private front door is to your left. When you enter the flat, there is a hallway which leads to a single bedroom, a double bedroom which has a large built in wardrobe, and the bathroom, which has an electric shower fitted over the bath. On the right hand side of the flat there is a spacious lounge / dining room, with



sliding patio doors leading out to a private courtyard garden which runs along 2 sides of the flat. There is a fitted kitchen to the rear of the lounge and these 2 rooms could potentially be open-plan if the stud wall is removed.

The flat has a good amount of natural light and is the only flat in the block with a private courtyard.

Leasehold: Term : 999 years from 1 May 1984

Plus Share of Freehold

Service Charge : Flat 2 pays 1/8th share of the overall maintenance, management and insurance costs of the development which currently equates to £1440 per year (including sinking fund)

Managing Agent : Homequest

Electric Storage Heaters

Electric Immersion for Hot Water

Allocated Parking Space

Communal Clothes Drying Area

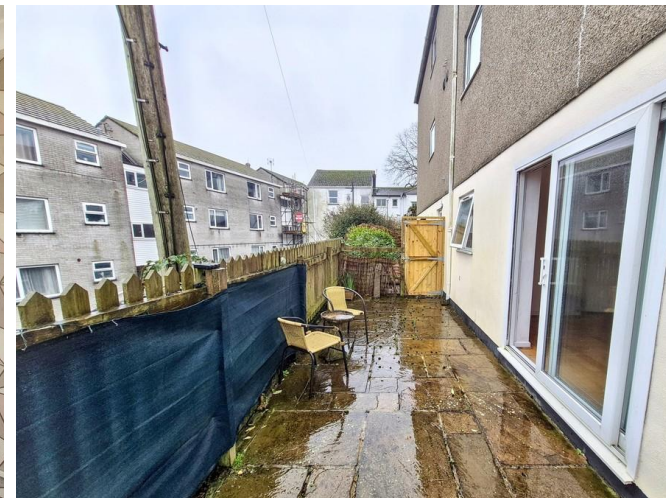
Communal Storage Area

EPC D

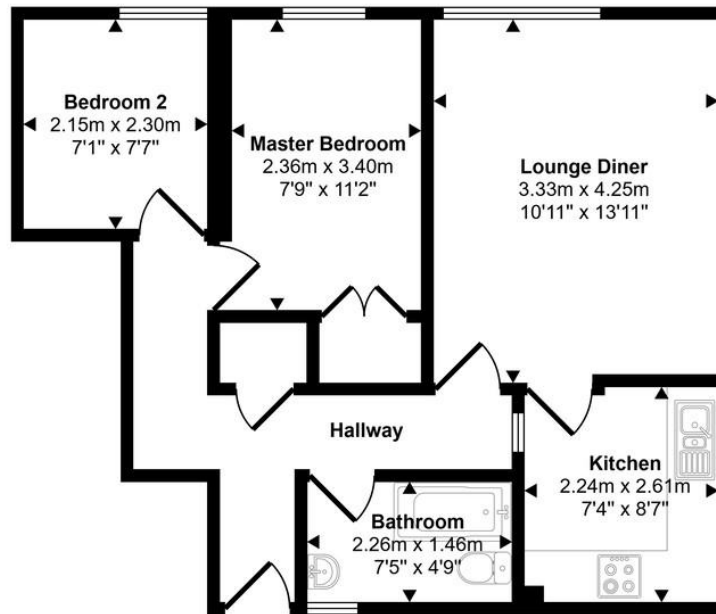
Council Tax Band B

LOCATION :

Brook Place is ideally situated for all the shops (including Tesco Express) , cafes, pubs and other amenities around The Moor and the high street. It is also just a 10 minute walk to the Woodlane campus of Falmouth University and Gyllyngvase Beach is approximately a half hour walk away. Multiple bus routes also run nearby making public transport a great option. Kimberley Park is also just a stone's throw away, providing a green oasis in which to walk and relax as well as being a venue for numerous outdoor events throughout the year.



Approx Gross Internal Area  
48 sq m / 514 sq ft



Floorplan

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 Made Snappy 360.

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