



Laskowski
&Co



Flat 3, Carrick House, Penwerris Lane, Falmouth, TR11 2PF

£275,000

Discreetly situated along Penwerris Lane and set within an intriguing purpose built block, walkable to the town centre; a 2 (possibly 3) bedroom garden apartment, offering spacious and neutrally decorated accommodation benefiting from a covered off-road parking space, private lawned rear garden with pleasant river views towards the village of Flushing. Offered for sale with no onward chain and immediate vacant possession. Viewing highly recommended!

Key Features

- Ground floor apartment
- Well maintained and private garden
- Off-road parking
- No onward chain
- 2/3 bedrooms
- River views
- Ready for immediate occupation
- EPC rating E



THE ACCOMMODATION COMPRISES

From the communal entranceway, a stairwell with handrail descends to:-

COVERED ENTRANCEWAY

Cut stone threshold, courtesy exterior light and obscure glazed uPVC entry door with matching panel opening into the:-

RECEPTION/HALLWAY

A broad and deep area, slate tiled flooring. Doors to all bedrooms, airing cupboard with slatted shelving and insulated hot water tank, living/dining room, kitchen, main bath/shower room. Vertical radiator, ceiling spotlights.

KITCHEN

Comprising an array of units to three sides, above and below an oak-effect worksurface, inset sink with drainer and mixer tap. Appliances to include Neff electric oven with grill, matching four-ring ceramic hob and stainless steel extractor above, tiled splashback. Further space for appliances to include tall fridge/freezer and under-counter plumbing for washing machine. Broad 'picture-style' window providing a pleasant outlook over the patio, lawned garden, snapshot of the Penryn River over towards Flushing and rolling fields beyond. Tiled flooring, ceiling light, electrical consumer unit.

LIVING/DINING ROOM

Set adjacent to the kitchen, with continuation of cut slate tiled flooring from the hallway. A nicely proportioned room with glazed door and matching side panel providing natural light and partial views over the Penryn River, together with the village of Flushing across the water and rolling fields beyond. Two ceiling lights, wall mounted panel radiator, TV aerial point.

BEDROOM ONE/POSSIBLE LIVING ROOM

Previously utilised as a main bedroom, yet potentially suited as a living room. Glazed sliding doors to the rear leading onto the private patio and lawned garden, together with oblique views of the Penryn River and over neighbouring rooftops towards Flushing village. Wood-effect flooring, two ceiling lights, vertical radiator, TV aerial point, BT master hub providing telephone and internet connection.

BEDROOM TWO

A well proportioned double room. Broad window to the front elevation, wood-effect flooring, ceiling light, radiator. Door to useful storage cupboard.

BEDROOM THREE

A single room with double glazed awning window to the front elevation, wood-effect flooring, ceiling light, wall mounted electric radiator.

BATH/SHOWER ROOM

White-four piece suite comprising a low flush WC, vanity unit with cupboards and sink with mixer tap, wooden panelled bath, shower cubicle with folding shower door and Triton electric shower. Tiled flooring and walls, extractor fan, mirror-fronted medicine cabinet, ceiling light, radiator.

THE EXTERIOR

ALLOCATED PARKING

A covered, off-road parking space immediately accessible from Penwerris Lane. White markings delineate the area for one car. Steps to the right-hand side of the building lead down to:-

REAR GARDEN

Particularly unusual for a property of this mature, a quite surprising, level and lawned garden with mature planted boundaries, an initial area of patio spanning the width of the property, and oblique river views spanning across the water towards the properties of Flushing and across rolling fields in the distance. Water tap, side access leading to front door.

GENERAL INFORMATION

SERVICES

Mains electricity, water, and drainage are connected to the property. Telephone points (subject to supplier's regulations). Electric wall heaters.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

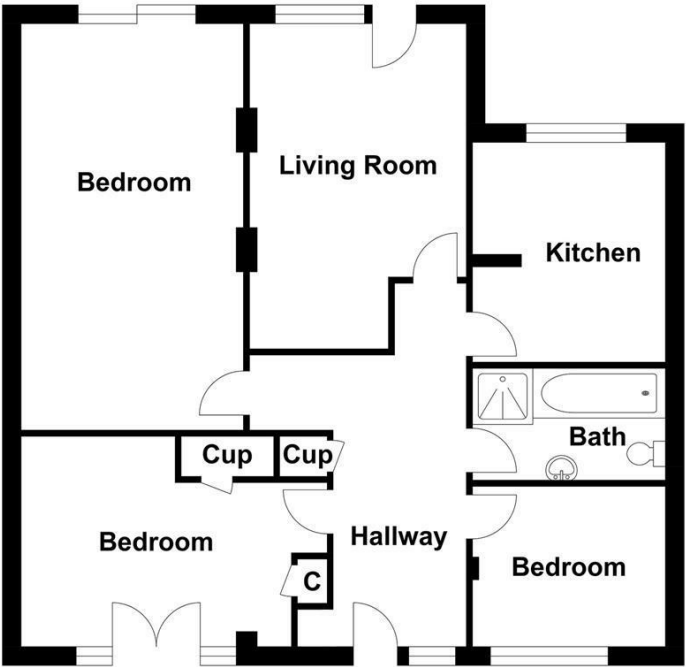
Leasehold - one third share of freehold. Maintenance charge: £1,750 per annum, which can be paid monthly or annually. Ground Rent: £5 per annum. The maintenance charge covers all routine maintenance services, and periodic maintenance such as repainting the building every five years. It also goes towards a joint reserve of cash (held by Belmont Property Management) for any ad hoc small works needed. Pets are permitted, upon request and approval from the management company. We understand holiday letting is not allowed.

VIEWING

Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



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.