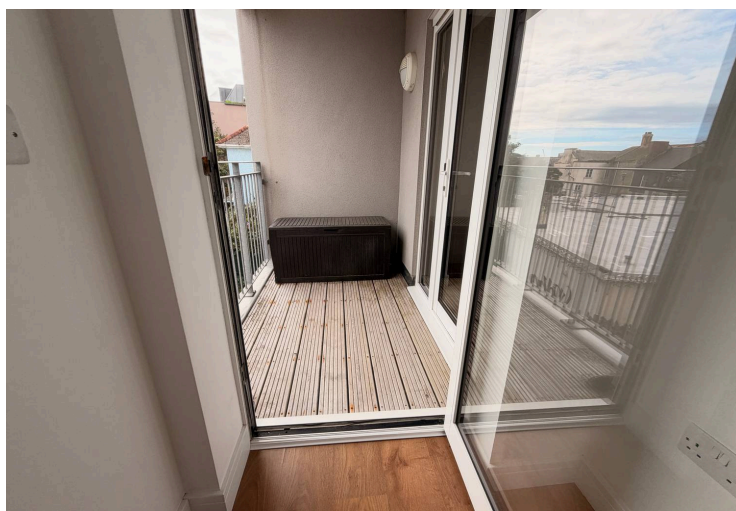
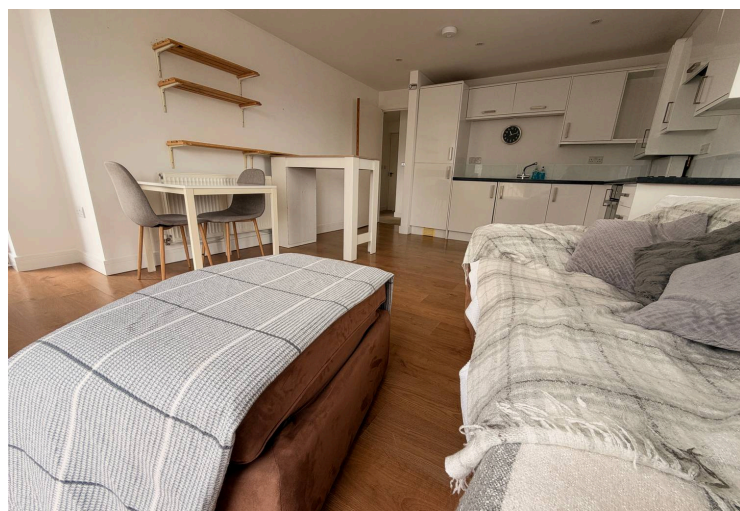




2 Fountain Court Smithick Hill, Falmouth

£225,000 Leasehold

Central Town located two double bedroom apartment with balcony and no onward chain!

Heather & Lay
The local property experts

Residential Sales 01326 319767
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN
www.heather-lay.co.uk





THE LOCATION

One of the apartment's biggest attractions is its central Falmouth location. Market Street is less than 100 metres away via Fountain Ope, putting a great selection of independent shops, cafés, restaurants, pubs and other amenities practically on one's doorstep. Falmouth University's Woodlane campus is approximately 0.5 miles away, while the beautiful Gyllyngvase Beach is around 1 mile away.

Falmouth itself is wonderfully positioned on the south coast of Cornwall, with good road and rail connections to the rest of the county and beyond. With its rich maritime heritage, the town has grown into a lively destination for sport, culture, food and the arts. The beautiful south Cornish coastline is right on the doorstep, offering fantastic walking, hiking and water sports, while Falmouth's numerous yacht and sailing clubs make the surrounding waters particularly popular with sailors. For those who enjoy the arts and live entertainment, Falmouth also has plenty to offer, with venues including the Princess Pavilion and The Poly providing a varied programme of events throughout the year.

- Town centre location
- Two double bedrooms
- Well-presented
- Balcony
- Great home, long let or holiday let
- No onward chain

AGENTS NOTE

EPC rating: B

Council Tax Band: B

Tenure & charges: Share of Freehold Lease: 999 years from 1 January 2011 (approximately 984 years remaining)

Service Charge: currently £350 per quarter

Ground Rent: none

Managing Agent: Smart Block Management

Please note: We understand pets are permitted providing prior permission has been obtained by the landlord. Holiday and long-term letting do not require management company approval, but the management company must be notified.



THE PROPERTY

Purpose-built apartment right in the centre of Falmouth, offering bright, spacious and comfortable accommodation with two generous double bedrooms, two bath/shower rooms, plenty of storage and a private balcony.

It's a great choice for anyone who loves being close to the buzz of Falmouth and wants the freedom to leave the car behind, with shops, cafés, restaurants, pubs and the waterfront all within easy walking distance.

Fountain Court: We were fortunate enough to have been involved in the selling of all of the flats at Fountain Court when it was built in 2012 and therefore, we have extensive knowledge of the building which is a small development of just eleven apartments.

The main entrance to the building is located halfway down Fountain Ope, to the right-hand side of Fountain Court. From the communal hallway, a door on the left leads to the secure and extremely useful storage area, where there's plenty of room for bicycles, surfboards, suitcases and all those things you don't necessarily want to take up space in the apartment.

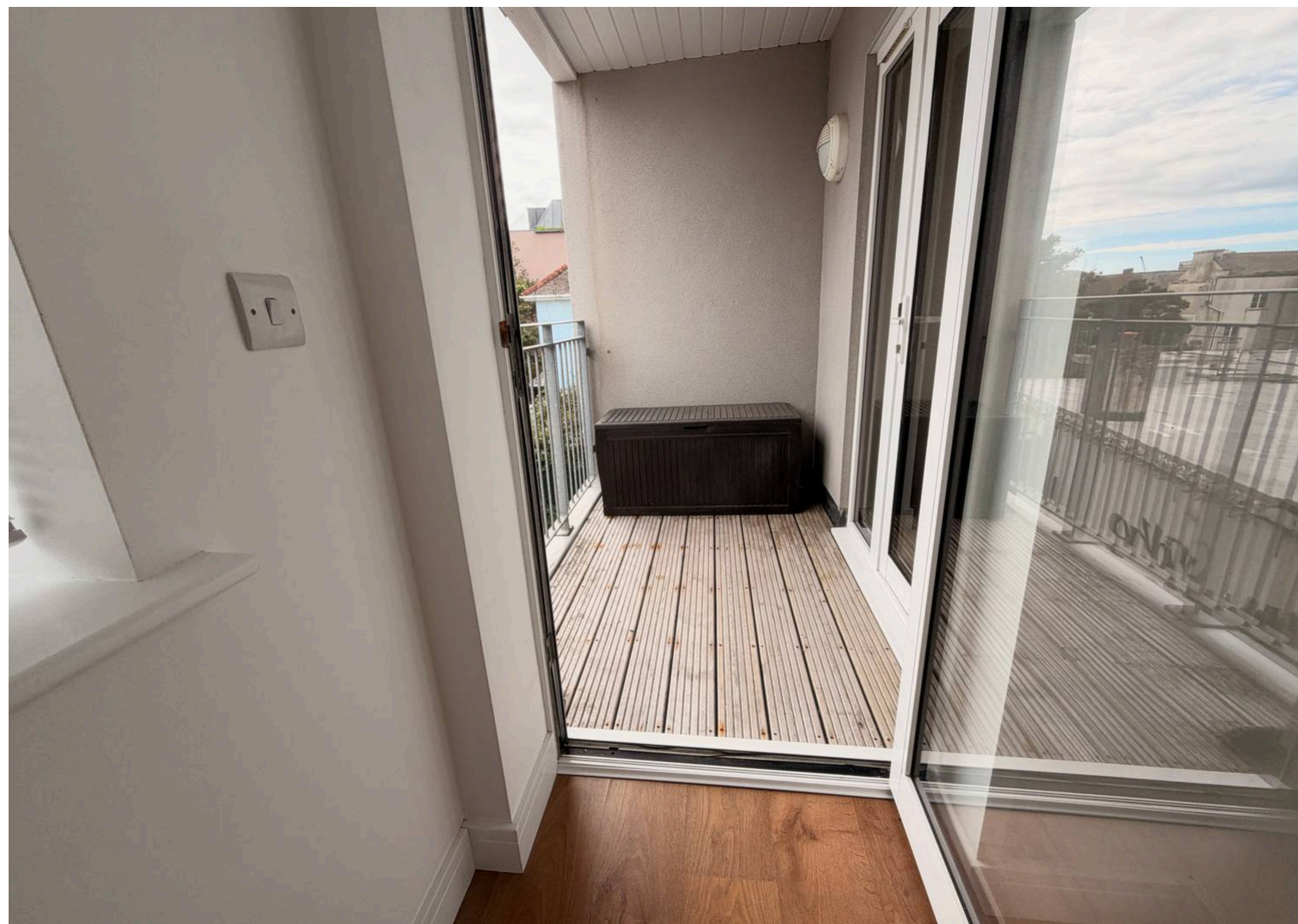
Once inside, a welcoming hallway leads to both bedrooms, the open-plan kitchen/living/dining space and the family bathroom. There's also a useful hall cupboard for additional storage.

The open-plan kitchen, sitting and dining area is a lovely bright space with a modern, high-gloss door and drawer fronts this kitchen is fully fitted and includes an integrated fridge-freezer and washer-dryer, along with an electric oven, ceramic hob and extractor fan above. The gas boiler is also within a kitchen wall cupboard. The spacious seating area has triple-aspect windows that floods the room with natural light. French windows open onto a Juliette balcony, while a separate glass door leads out to the private balcony, where there's space for a table and chairs — perfect for enjoying a morning coffee or a drink in the evening.

The principal bedroom is a generous double and has its own large glass door opening onto the balcony, as well as a modern ensuite shower room. The second bedroom is another particularly spacious double room and benefits from a handy walk-in wardrobe.

The family bathroom has a bath with shower over and a glass shower screen, a ceramic basin and a wall-hung WC with push-button flush.

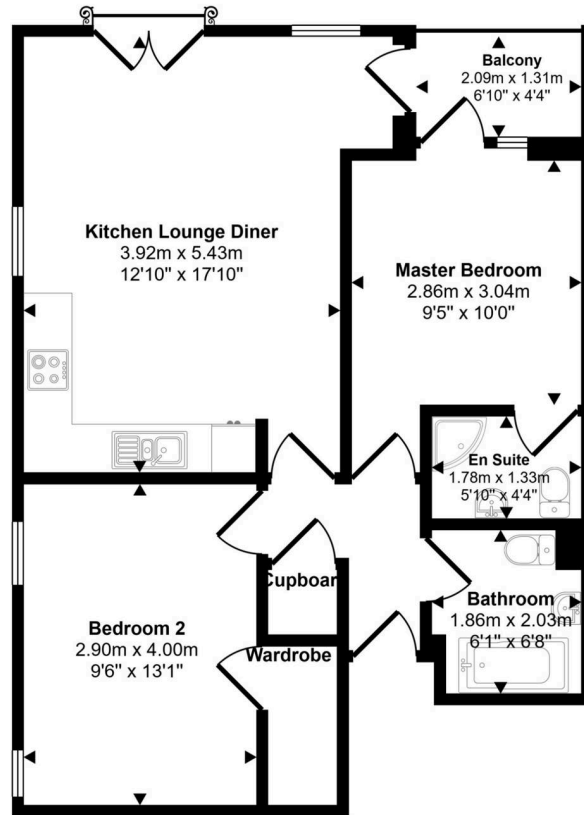








Approx Gross Internal Area
58 sq m / 621 sq ft



First Floor

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.

