Laskowski &Co



1a Harbour Court, New Street, Falmouth, TR11 3HY

Guide Price £245,000

A modern 2 double bedroom first floor flat located in the centre of Falmouth, just yards from the waterfront and the towns independent shops, restaurants and bars. The flat provides wonderful views over the harbour from the rear elevation and comes with the benefit of a single garage. The accommodation comprises: entrance hallway, living room with patio doors onto a small balcony with views over Falmouth Harbour, across to Flushing and The Roseland peninsula, fitted kitchen, 2 double bedrooms and family shower room. A great home for those looking to be central to the town or ideal long term letting investment.

Key Features

- Spacious 2 double bedroom flat
- Town centre location, yards from the waterfront and Falmouth's amenities
- Ideal main home or investment
- EPC rating D
- Excellent views from the rear over the harbour, Flushing and The Roseland peninsula
- Single garage
- Double glazing, electric heating and positive ventilation system











LOCATION
New Street runs parallel with Arwenack Street, the main thoroughfare through the town, meaning the towns excellent range of shops, services and leisure amenities are literally 'on the doorstep'. Custom House Quay, the harbourside, Event Square and National Maritime Museum are also just a few minutes' walk away, thus making this an ideal location for investment, permanent, and second home purchasers alike. Keen sailors will relish the proximity of the waterside; the towns railway station is nearby at The Dell with regular services to the nearby cathedral city of Truro, and the seafront with it's safe and sandy beaches and beautiful cliff top walks are only a ten/fifteen minute walk away.

THE ACCOMMODATION COMPRISES

External steps lead up to a communal storm porch and communal uPVC double glazed front door to:-

COMMUNAL ENTRANCE HALLWAY
Doors to Flat 1a and Flat 2, with staircase rising to four further flats above. Private front door to:-

PRIVATE ENTRANCE HALLWAY
Carpeted, doors to living room, kitchen, both bedrooms and family shower room. Cupboard housing immersion tank, electric meter and consumer unit. Further storage cupboard with shelving and positive ventilation system. Electric wall mounted heater. Entry-phone system, central ceiling light, and ceiling mounted smoke detector.

LIVING ROOM
A spacious living room, over 17' (5.18m) in length, with full width uPVC double glazed patio doors giving access onto a narrow balcony, with outstanding views over Falmouth Harbour, across to The Roseland peninsula and around to Pendennis Castle and the Falmouth Hotel. This generous reception room provides ample space for comfortable seating, as well as a dining table if required. Modern electric heater, central ceiling light, carpeted.

KITCHEN
Range of eye and base level units, wood-effect roll-top worksurface with inset stainless steel one and a half bowl sink/drainer unit with mixer tap. Built-in four-ring electric hob with electric oven under and extractor over. Part tiled walls, tiled flooring, space and plumbing for washing machine, space and plumbing for slimline dishwasher. Space for free-standing fridge/freezer, central ceiling light, uPVC double glazed window to front aspect.

BEDROOM ONE
A generous principal bedroom with large uPVC double glazed window to front aspect, central ceiling light, wall mounted electric heater, carpeted.

BEDROOM TWO
A good size second double bedroom with large uPVC double glazed window to rear aspect and enjoying far-reaching views over Falmouth Harbour, across to Flushing and The Roseland peninsula. Wall mounted electric heater, central ceiling light, carpeted.

SHOWER ROOM
Large walk-in shower cubicle with fully tiled surround, Mira Sport electric shower and glass shower door, vanity unit housing wash hand basin with mixer tap, dual flush WC. Further tiling to walls, tiled flooring, electric heated towel rail/radiator. Central ceiling light, uPVC double glazed window to side aspect.

THE EXTERIOR

GARAGE
17'2" x 9'6" (5.24m x 2.90m)
Located below the apartment block and accessed via a steep driveway, this single garage has an up-and-over door, power and light connected, glazed window to rear.

GENERAL INFORMATION

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

COUNCIL TAX
Band B - Cornwall Council.

TENURE
Leasehold. 999 year lease commencing August 1971 (944 years remaining), with a one share of the freehold. Annual service charge for the apartment is £1,856, paid quarterly (£464). Annual service charge for the garage is £288, paid every six months (£144). We understand holiday letting not permitted.

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


EXMOUTH





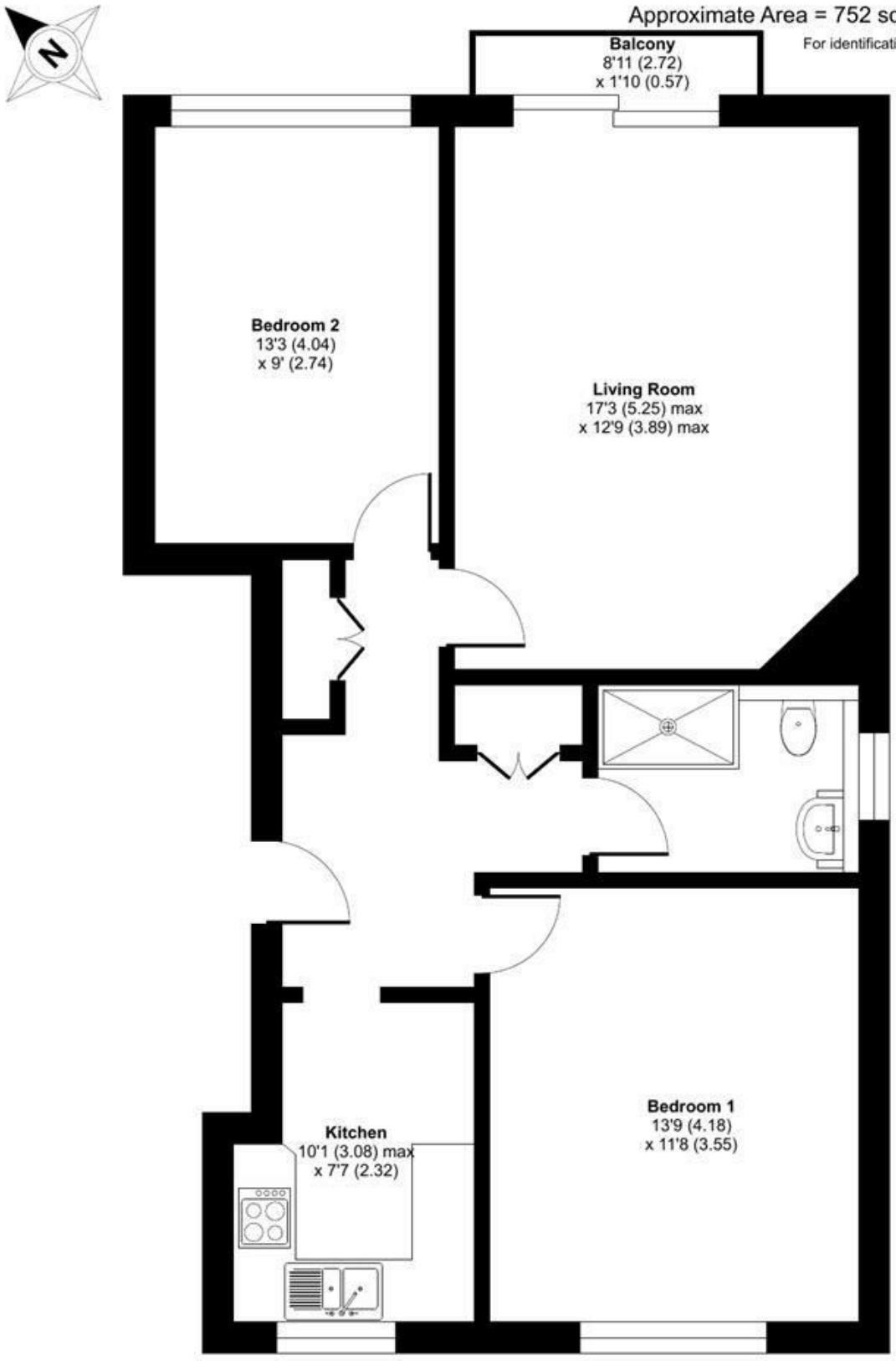


Floor Plan

Harbour Court, New Street, Falmouth, TR11

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



GROUND 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: 1495436