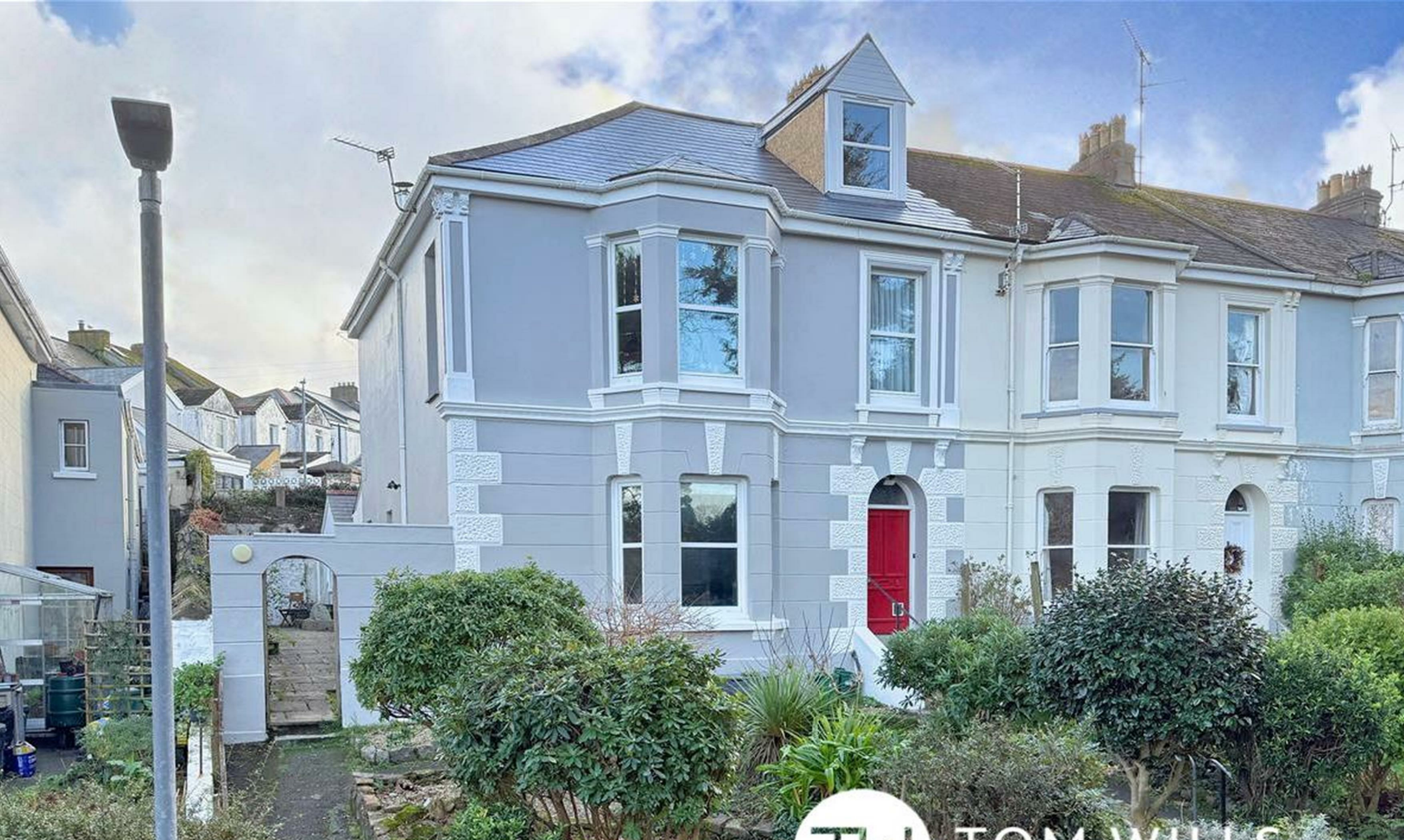




TOM WILLS
PERSONAL PROPERTY AGENTS

5 Park Terrace
Falmouth, TR11 2DJ
£325,000



TOM WILLS



5 Park Terrace

Falmouth, TR11 2DJ

Within a striking Victorian building, this well proportioned and highly versatile ground-floor apartment sits directly opposite Kimberley Park and enjoys exceptionally generous gardens. The flexible three-bedroom accommodation is currently arranged as a two-bedroom flat with a separate studio/annexe, offering excellent options for guests, working from home, or potential supplementary income

- 2 double bedrooms plus studio annexe
- Versatile layout which could be reconfigured into one unit
- Many original features
- Kitchen/Living room with bay window and fireplace
- Front, side and rear garden areas
- Extended in 1995 and 2016
- Central heating and double glazing
- Highly sought after position
- 50% share of the freehold
- 949 year lease





THE PROPERTY

Occupying a highly prized position on one of Falmouth's most attractive terraces, this apartment sits directly opposite Kimberley Park, widely regarded as the town's finest green space, alive with mature trees and wildlife. It's an exceptional setting for families and anyone who values immediate access to leafy open surroundings.

A rare advantage is that the property spans the entire ground floor, creating an impressive sense of privacy and scale. The accommodation is currently arranged as two generous double bedrooms plus a separate studio/annexe, ideal as a third bedroom, guest suite, or self-contained home office. For buyers seeking an alternative format, the layout offers clear potential to reconfigure into a larger two-bedroom home or possibly even a three-bedroom arrangement.

Enjoying views over Kimberley Park to the front is a bright kitchen/living room, centred around a bay window and an attractive period fireplace. A flue liner is already in place for the installation of a wood-burning stove. The kitchen is finished with timber block worktops, complementary tiling, and excellent fitted storage.

A particularly practical feature is the retention of the original main entrance door and porch, while the upper apartment is accessed solely from the rear, further enhancing the feeling of separation. The two double bedrooms both enjoy direct access to the bathroom via connecting doors in a clever Jack-and-Jill arrangement.



THE EXTERIOR

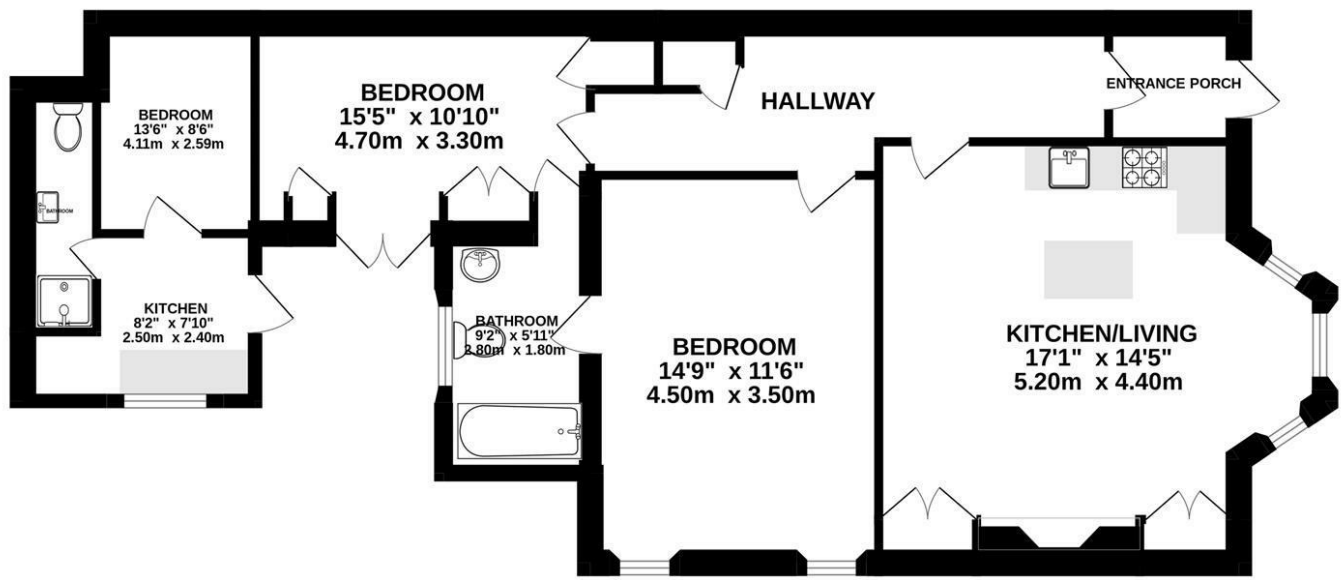
Unusually for an apartment, the property retains the majority of the original house's garden areas. To the front, a substantial garden faces directly onto Kimberley Park, while side and rear gardens wrap around to a sunny, walled courtyard. Both the main accommodation and the studio/annexe open out to the gardens, making the outdoor space feel like a natural extension of the home.

ADDITIONAL INFORMATION

Tenure - Leasehold. 999 year lease from 1976 with a 50% ownership of the freehold, shared with the first floor flat owner. 50% contribution to insurance, external re-decorations and maintenance on an 'ad-hoc' basis. Ground rent £0. We understand letting is permitted and keeping pets is by permission from the first floor flat owner, although this should not be unreasonably withheld unless the pets create a nuisance. Possession - Vacant possession can be provided with the benefit of no onward chain. Services - Mains gas central heating, electricity, water and drainage are connected. Council Tax - Main apartment - Band B, Annexe/Studio - Band A. EPC rating - 68 (D)



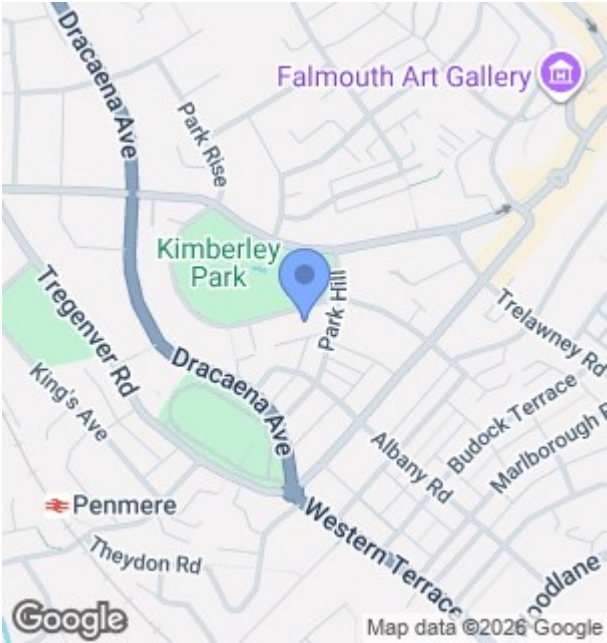
GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

