

Berkeley Vale

Falmouth

TR11 3PJ

Guide Price £275,000

- TWO SELF-CONTAINED APARTMENTS
- EXPECTED RENTAL INCOME OF 800/850PCM
- RENTAL YIELD OF 7.4%
- OFF ROAD PARKING FOR EACH PROPERTY
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - NO ONWARD CHAIN
- CERTIFICATE OF LAWFULNESS AVAILABLE
- CONNECTED TO ALL MAINS SERVICES
  - COUNCIL TAX BAND A
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 1323.96 sq ft



#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present to the market an exceptional investment opportunity, comprising two beautifully arranged one-bedroom apartments. Perfectly positioned just a short stroll from the ever-popular Falmouth harbour, this property offers not only a highly desirable coastal setting but also a ready-made income stream that investors will not want to miss. The location itself is a major draw, with easy access to local amenities, waterfront attractions, and the vibrant lifestyle that Falmouth is renowned for, ensuring consistent tenant demand year-round.

Having been thoughtfully separated into two individual apartments, the property provides immediate dual-income potential. Each apartment is expected to achieve a rental figure in the region of £800–£850 per calendar month, resulting in a strong and attractive rental yield of approximately 7.4%. This makes the property an appealing proposition for both seasoned investors and those looking to expand their portfolio with a well-located, high-performing asset.

In brief, both apartments benefit from their own private entrances, offering a sense of independence and privacy for occupants. Upon entering, you are welcomed into well-equipped kitchens that boast an abundance of worktop space alongside integrated appliances, ideal for modern living. The accommodation continues with expansive lounge areas that provide ample space for relaxation and entertaining, as well as generously sized double bedrooms. The first-floor apartment further enhances its offering with the addition of a separate office or walk-in wardrobe space, perfectly suited for today's flexible lifestyle needs, whether working from home or requiring additional storage.

Externally, each apartment enjoys the convenience of its own allocated parking space, a particularly valuable feature in such a central and sought-after location. An additional and significant benefit is that the property is offered as a freehold, with no ground rent or service charges payable, ensuring lower ongoing costs for the owner. Furthermore, a certificate of lawfulness is in place, which we are happy to provide to solicitors upon acceptance of an offer, offering reassurance and clarity regarding the conversion.

Each apartment is connected to mains water, electricity, gas, and drainage, running off the same boiler and water billing, as they are not individually metered at present. Both properties fall under Council Tax Band A.

#### LOCATION

Falmouth is a vibrant coastal town on Cornwall's south coast, renowned for its stunning harbour, beautiful beaches, and scenic coastal walks. The town offers an excellent range of amenities, including high street and independent shops, cafés, restaurants, pubs, schools, and healthcare facilities, making it ideal for families and professionals alike. Culture and leisure are at the heart of Falmouth, with attractions such as the National Maritime Museum Cornwall, Falmouth Art Gallery, and year-round festivals and events. For outdoor enthusiasts, the town provides numerous watersports opportunities, parks, and green spaces, while transport links via rail, road, and ferry make it well connected both locally and further afield, creating the perfect balance of coastal charm, convenience, and lifestyle.

#### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

#### GROUND FLOOR FLAT

#### ENTRANCE PORCHWAY

Skimmed ceiling. Consumer unit. Skirting. Coir flooring.

#### HALLWAY

Skimmed ceiling. Smoke alarm. Built-in storage cupboard. Thermostat. Radiator. Skirting. Carpeted flooring. Doors leading into:

#### LOUNGE

Skimmed ceiling. Double-glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM

Skimmed ceiling. Dual-aspect double-glazed windows. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### DINING ROOM

Skimmed ceiling. Smoke alarm. Radiator. Multiple plug sockets. Skirting. Vinyl flooring. Door leading to side entrance.

#### KITCHEN

Skimmed ceiling. Double-glazed window to the front aspect. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Integrated oven with four-ring gas hob and extractor hood over. Integrated fridge and freezer. Stainless steel wash basin with mixer tap and drainage board. Multiple plug sockets. Vinyl flooring.

#### SHOWER ROOM

Skimmed ceiling. Extractor fan. Splash-back tiling. Cubicle housing an electric shower. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

#### FIRST FLOOR LANDING

#### ENTRANCE FOYER/UTILITY

Skimmed ceiling. Double-glazed window to the side aspect. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

#### KITCHEN

Smoke alarm. Double-glazed window to the side aspect. A range of wall and base fitted storage cupboards and drawers. Integrated oven with four-ring hob and extractor hood over. Splash-back tiling. Stainless steel wash basin with mixer tap and drainage board. Space for fridge/freezer and under-counter washing machine. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

#### LOUNGE

Skimmed ceiling. Smoke alarm. Two double-glazed windows to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### HALLWAY

Skimmed ceiling. Smoke alarm. Gas boiler. Thermostat. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:

#### SHOWER ROOM

Skimmed ceiling. Smoke alarm. Access into the property's loft space. Two double-glazed windows to the side aspect. Splash-back panelling. Cubicle which houses a mains-fed shower. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

#### BEDROOM ONE

Dual aspect double glazed windows. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.



### DRESSING ROOM

Double glazed window to the side aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### EXTERNALLY

#### PARKING

Externally, each apartment enjoys the convenience of its own allocated parking space, a particularly valuable feature in such a central and sought-after location.

#### SERVICES

Each apartment is connected to mains water, electricity, gas, and drainage, running off the same boiler and water billing, as they are not individually metered at present. Both properties fall under Council Tax Band A.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway, On Street, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

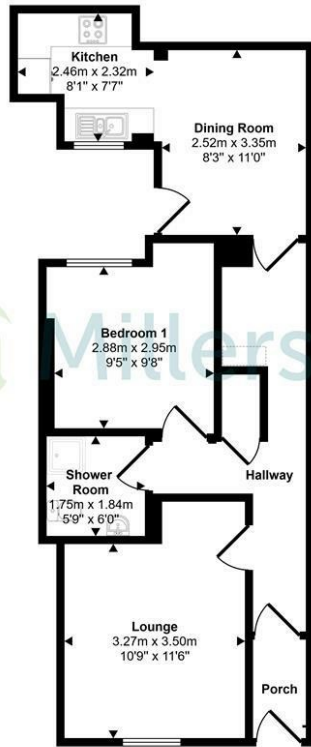
Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area  
54 sq m / 580 sq ft



Floorplan

Denotes head height below 1.5m

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.

Approx Gross Internal Area  
63 sq m / 681 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.

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR Code For Material Information



Scan me!

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 69                      | 76        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

**Millerson**  
millerson.com