



Flat 2, 21 Albany Road, Falmouth, TR11 3RW

Guide Price £225,000

A delightful 1 bedroom first floor apartment forming part of this attractive period building, prominently positioned on the corner of Albany Road and Budock Terrace, with Falmouth's town centre and the beaches almost equidistant. The apartment has been thoughtfully enhanced throughout, offering an abundance of natural light, characterful features, and the added benefit of an outside terrace enjoying a sunny aspect. The property further benefits from shared courtyard gardens to both the front and rear.

Key Features

- Charming first floor apartment
- Sympathetically and beautifully presented
- External terrace and use of communal gardens
- EPC rating C
- Boasting natural light and period features
- 1 double bedroom
- Prime location, equidistant to the town and beaches



THE LOCATION

Occupying a desirable position within one of Falmouth's most attractive and convenient residential settings, Albany Road is a charming tree-lined address made up of elegant period homes and apartments, perfectly placed to enjoy all that this vibrant coastal town has to offer. From the property, the bustling town centre is just a short stroll away, offering an eclectic mix of independent shops, cafes, restaurants and everyday amenities, together with the picturesque harbourside and marina.

The stunning seafront, with its sandy beaches, scenic coastal walks and panoramic views across Falmouth Bay, is also within easy reach, providing the perfect setting for morning swims, paddleboarding or evening walks along the shoreline.

The property is ideally situated for Falmouth's Woodlane campus, making it an appealing prospect for academics, professionals or investors alike, whilst nearby rail links connect the town, to Truro, and beyond.

Combining the elegance of a sought-after period address with the convenience of town living and the beauty of Falmouth's seafront close at hand, this is a location that is of notable appeal.

THE ACCOMMODATION COMPRISES

Accessed via a gate to the side of the building, steps rise to the first floor terrace, with balustrade surround and private entrance door opening into the:-

ENTRANCE HALLWAY

A welcoming entrance hall with doors to all principal rooms, and built-in cupboard with shelving. Loft hatch to boarded loft, wall-mounted consumer unit, radiator. Coved ceiling, exposed and repainted timber flooring.

KITCHEN

A galley-style kitchen fitted with a range of matching base and wall mounted units, fitted shelving, and work surface incorporating an inset ceramic sink with mixer tap, space for oven with extractor fan over. Space and plumbing for washing machine, integrated fridge/freezer, gas boiler providing domestic hot water and central heating. Part-tiled walls, feature tiled flooring, uPVC double glazed window to front elevation bringing in much natural light.

LIVING ROOM

A characterful, light and spacious reception room, with uPVC double glazed window to the south-west facing front elevation, bringing in much natural light throughout the day. Feature fireplace with timber mantel, tiled hearth, and gas connection. Coved ceiling, picture rails, repainted timber flooring, two radiators.

BEDROOM

A generous double bedroom featuring an original cast iron fireplace with decorative timber surround, uPVC double glazed window to the rear overlooking the enclosed communal garden. Radiator, TV aerial point, coved ceiling and exposed timber flooring.

BATHROOM

Fitted with a matching white three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low flush WC. Extractor fan, radiator. Feature tiled splashback and part-tiled walls. Tiled flooring.

THE EXTERIOR

The property is approached via a side gate, with concrete pathway and steps rising to the first floor and private entrance door. Under-stair shed providing communal dry storage space and housing electric meters for all apartments.

TERRACE

Directly outside the front door is a terraced area enjoying a sunny south-westerly aspect and an elevated place to sit and enjoy the world go by!

COMMUNAL GARDENS

There are communal front and enclosed rear courtyard gardens with drying facilities.

GENERAL INFORMATION

SERVICES

Mains water, gas, drainage and electricity and are connected to the property. Gas fired central heating.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Leasehold - Share of Freehold. 999 year lease commencing 25th May 2007. There is currently no ground rent, however maintenance is shared on a job-by-job basis, agreed between all parties. We understand holiday letting is not permitted. We understand pets are permitted, subject to written consent.

VIEWING

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





Floor Plan

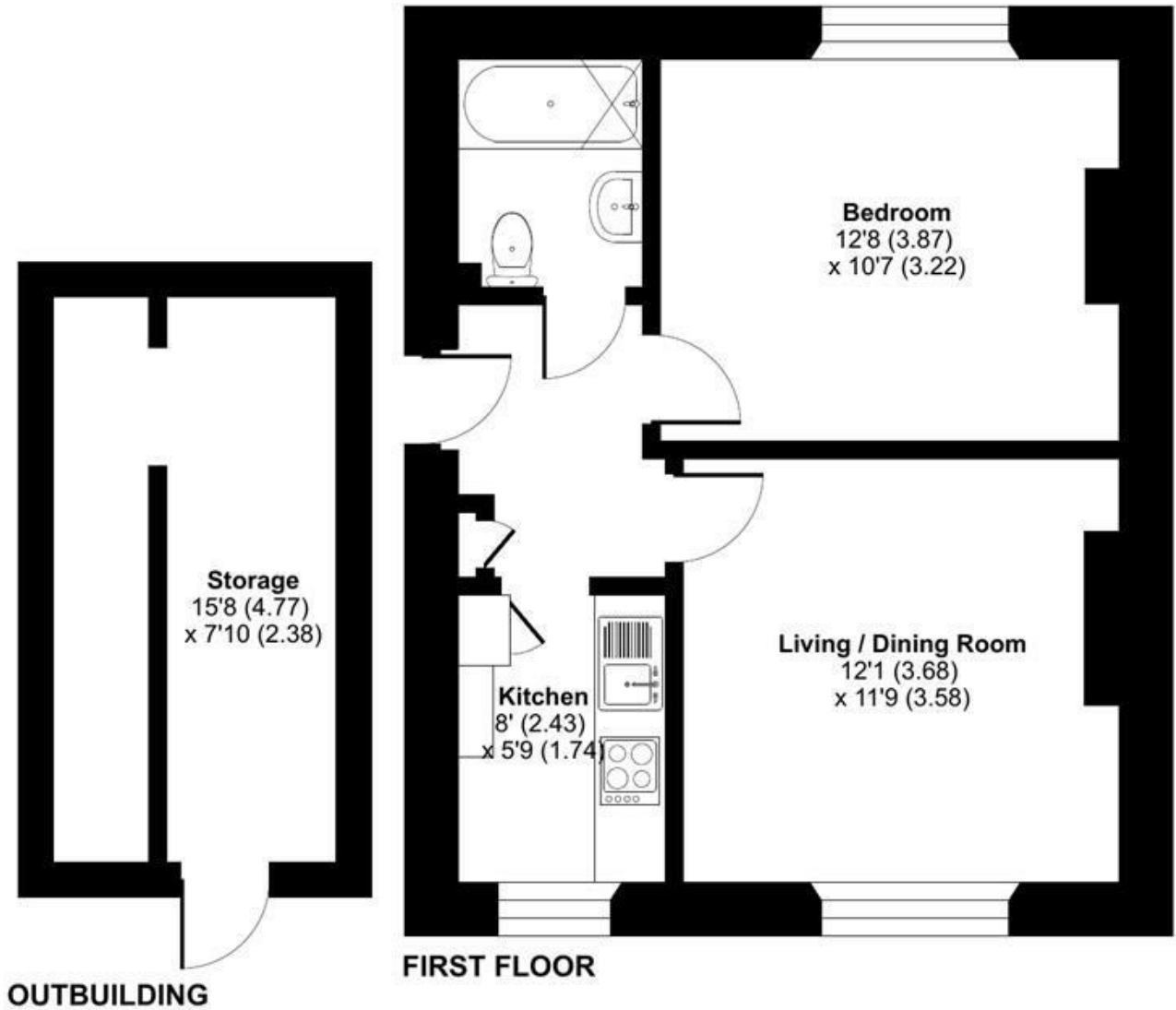
Albany Road, Falmouth, TR11

Approximate Area = 417 sq ft / 38.7 sq m

Outbuilding = 122 sq ft / 11.3 sq m

Total = 539 sq ft / 50 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Laskowski & Company. REF: 1446275