



21 Boslowick Court, Falmouth, TR11 4QD

Guide Price £165,000 Leasehold

A top floor apartment in this popular development situated in a very convenient position on the outskirts of Falmouth and yet close to local amenities, primary schools, Penmere Train Station and Swanpool Beach.

- A top floor apartment
- Open plan kitchen/living room with Juliette balcony
- Fitted kitchen & bathroom
- Ample on site communal parking
- Elevated views across Boslowick and Swanvale
- Energy Efficiency Rating BAND D
- Two double bedrooms
- Spacious light accommodation
- Double glazing, gas central heating
- Convenient location close to local amenities
- Ideal as a first home, a bolt hole or an investment

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A top floor apartment in this popular development situated in a very convenient position on the outskirts of Falmouth and yet close to local amenities, primary schools, Penmere Train Station and Swanpool Beach.

The property has been well maintained and improved by the current owners with the accommodation comprising of a light and bright open plan kitchen/living area which faces South and enjoys treeline views from a Juliette balcony over the Boslowick and Swanvale area, two double bedrooms, refitted modern bathroom.

Boslowick Court is situated in a superb residential location less than a mile from Falmouth town centre and the harbourside. With a parade of shops beneath it also benefits from having a Co-operative store opposite. A further petrol station/general store can be found just down the hill with a short incline to Penmere train Station, that provides links to Penryn, Truro and mainline Paddington.

A lovely walk will take you to Swanpool Nature Reserve and Beach and onto the picturesque Southwest coastal path.

If you are looking for a bright and economical home, a bolt hole or an investment, this property is highly recommended.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE

With secure entry phone system, leading to communal hallway, stairs rising to the top floor whereupon your private wooden front door can be found.

ENTRANCE HALL - 3.43m x 1.96m (11'3" x 6'5")

Doors to all rooms, generous built in storage cupboards with further storage over, handset for entry phone system, radiator, telephone point.

KITCHEN/DINING ROOMLIVING AREA - 6.88m x 3.51m (22'6" x 11'6")

A superb room which faces South with two double glazed windows to the rear and further double glazed door with Juliette balcony looking out to elevated woodland views, two radiators, TV aerial point.

The kitchen area is fitted with a selection of matching base and wall mounted units in gloss white, roll edged work surfaces to two side incorporating a breakfast bar, inset single drainer one and a half bowl sink unit with mixer tap, inset four ring electric hob with oven under and stainless steel extractor over, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler.

BEDROOM ONE - 3.53m x 3.35m (11'6" x 10'11")

UPVC double glazed window to the front aspect, radiator, TV aerial point.

BEDROOM TWO - 3.35m x 2.18m (10'11" x 7'1")

UPVC double glazed window to front aspect, radiator, TV aerial point.

BATHROOM

Modern refitted suite to comprise panelled enclosed bath with mixer tap and telephone style shower attachment with wall mounted electric shower over, pedestal wash hand basin and low level flush wc, vanity mirror with lights and shaver socket, radiator, aqua boarded walls, tiled flooring, ceiling mounted extractor.

STORE CUPBOARD

A useful storage space located in the communal hallway adjacent to the front door, housing the electric consumer unit and gas meter.

OUTSIDE

Communal parking spaces, non allocated providing ample spaces for the use of residents.



TENURE & CHARGES

Leasehold with a remainder of a 999 year lease dated from 1965.

The freehold is vested with the Boslowick Court Management Company Limited which has been formed to administer and maintain the 24 apartments. Each apartment owner is a shareholder of this company and its freehold interest. The current service charge for the period of 1st January to 31st December 2026 is £1,149.97 per annum.

COUNCIL TAX

Band A.

SERVICES

Mains water, drainage, gas and electricity.

MONEY LAUNDERING

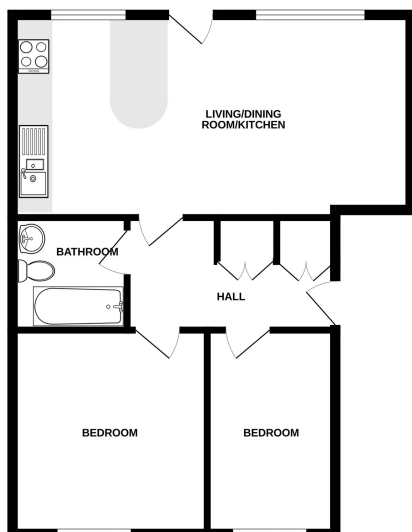
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall



GROUND FLOOR
590 sq. ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq. ft. (54.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of rooms, contents, fixtures and fittings are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency. See the plan.
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 **Kimberley's**

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