

FOR SALE



Brook Court, Falmouth
Guide Price £165,000


MARTIN & CO

Brook Court

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- TOP FLOOR FLAT
- KITCHEN FITTED 2024
- ELECTRIC HEATING & HOT WATER
- ALLOCATED PARKING SPACE
- CENTRAL FALMOUTH

A well maintained, one bedroom flat on the top floor of Brook Court, close to The Moor, in a very convenient location in the heart of Falmouth.

This well maintained, one bedroom flat is on the top floor (second floor) of Brook Court, a purpose built block, close to The Moor, in a very convenient location in the heart of Falmouth. The flat has lots of natural light and has been an excellent rental investment for the current owner. The property is now being sold vacant and would make an excellent prospect for a first-time buyer or another landlord.

Entering the flat, there is a small hallway with an inbuilt airing cupboard housing the hot water immersion and another useful cupboard with shelving.

The kitchen was newly fitted in August 2024 and features an excellent range of floor and wall units, providing ample



storage and workspace. The kitchen comes fully equipped with appliances that are only a year old, including fridge/freezer, cooker, washing machine and microwave.

The sitting room has lots of natural light from the bay window as well as distant views across Falmouth town. There is an electric fire to add cosiness on winter evenings and there is space for comfortable seating as well as a small dining table.

The bedroom is to the rear of the building and is a good sized double with fitted wardrobes with sliding doors and lots of natural light from the picture window.

The bathroom is mostly tiled, with a WC and basin set within a vanity unit and an electric shower over bath with bath screen.

UPVC double glazing (replaced 2008).

Electric storage heaters.

Electric immersion for hot water.

Allocated parking space to the rear of the building.

The property is available furnished.

Allocated parking space.

The communal interior areas are cleaned weekly, and the rear, external communal areas receive regular maintenance.

There is a communal bin store to the rear.

The property has previously been let for £850 per month.

Council Tax Band A

EPC C

TENURE

Leasehold plus Share of Freehold.

999 Years, commencing 17 February 1972.

Lease Term Remaining 945 years.

Each owner of a flat in this block owns one twelfth of the freehold.

Service Charge £1,000/ year.

No ground rent.





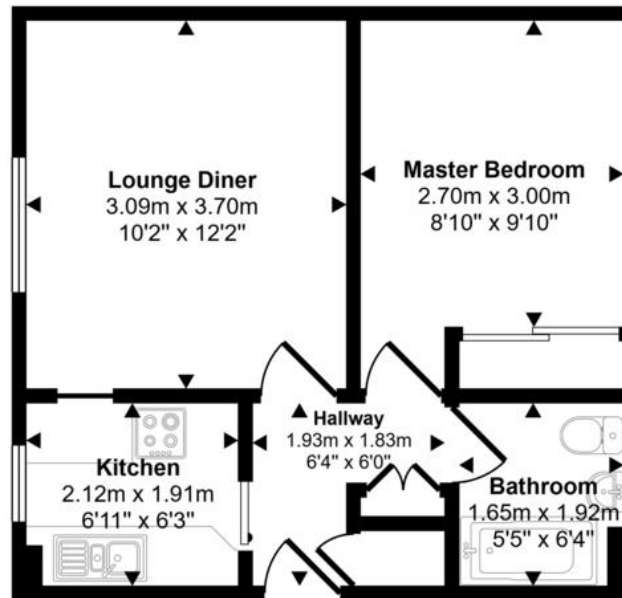
LOCATION

Brook Street is ideally situated for all the shops (including Tesco Express) , cafes, pubs and other amenities around The Moor and the high street. It is also just 0.4 miles / an 11 minute walk to the Woodlane campus of Falmouth University and Gyllyngvase Beach is around a mile away. Multiple bus routes run nearby making public transport a great option. Kimberley Park is just a stone's throw away, providing a green oasis in which to walk and relax as well as being a venue for numerous outdoor events throughout the year.

Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK. Additionally, Falmouth is also a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area
34 sq m / 368 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.

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