



## 6 Holm Oaks Apts Melvill Road, Falmouth

Guide Price £360,000 Share of Freehold



**Heather & Lay**  
*The local property experts*

- Superbly located close to seafront, town & harbour
- Sought after 2006 development of just 10 homes
- Unusually spacious 3 bedroom accommodation
- First floor with step free lift access
- Generous 'L' shaped living/dining room
- Balcony with harbour views
- Main bedroom en suite
- Allocated & visitor parking space
- Established, landscaped communal grounds
- No onward chain

#### THE LOCATION

Holm Oak is wonderfully positioned toward the foot of Melvill Road within a 5-10 minutes' walk to Falmouth seafront, harbourside and town. It's a privileged and highly convenient spot with so much of what delights about Falmouth on ones' doorstep with Events Square, the Princess Pavilion and glorious walks around Pendennis Castle and Point nearby. Falmouth is a wonderful place to live with a diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Docks) provide a convenient link to the mainline at Truro for Exeter and London, Paddington.

Council Tax band: E

EPC Energy Efficiency Rating: B

SERVICES: Mains electricity, water & drainage





## THE PROPERTY

We very much like the Holm Oak development for its good design and remarkably convenient positioning. There are just 10 apartments here, with number 6 being one of the largest. Communal areas are light, bright and spacious with level entrance from the car parking space and a lift enabling step free access to the apartment. St Mary's Homes created aptly named Holm Oak in 2006 and we have enjoyed selling several of the properties here since, mindful of the valuable attributes they provide. Number 6 is situated on the first floor from the front, and second floor to the rear, where it enjoys a pleasing and varied outlook over the Maritime Museum and Events Square, into Falmouth harbour, along the town waterfront and across to Flushing. The 1031<sup>2</sup>ft apartment is unusually spacious, presenting three bedrooms, the main with en suite shower room. 'Living' space is excellent too, making this eminently suited as a permanent home, especially with its good storage and generous hallway. The dual aspect sitting/dining room has two sets of French doors, one to a Juliette balcony, the other on to a 'proper' balcony, looking towards the harbour. This rooms leads through a wide archway into an excellent fitted kitchen with integrated appliances. Number 6 has a designated parking space in addition to which there is visitor parking. The development appears to be professionally and well managed by Koti Property Management, telephone number 01208 510050 where number 6 contributes a 12% share of the ongoing maintenance charge and owns an equal 1/10 share of the Freehold, vested in the Management Company and made up of the leaseholders. This is a great chance for a discerning buyer to secure something special in this privileged spot!



## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Staircase or step free lift access from the communal entrance, up to the first floor and Number 6. Door with spyhole to.....

## HALLWAY

An unusually spacious and welcoming area with wooden laminate flooring, entry phone and remote door release. Semi-circular wall lights. Radiator. Flush fronted doors to three bedrooms, bathroom and living/dining room, through to kitchen. Airing/store cupboard housing pressurised hot water tank, central heating and hot water thermostatic controls and electric tripping switches.





## LIVING/DINING ROOM

Of 'L' shape. A dual aspect, spacious room with window to side and two sets of French doors, one to a Juliette balcony the other on to a full balcony, providing some fine and interesting views over Events Square and the Maritime Museum and Docks, into Falmouth harbour. this expansive view looks along Falmouth's waterfront towards The Greenbank Hotel and Penryn River and across to Flushing and Trefusis Point and into The Carrick Roads, across to St. Just in Roseland and the Roseland Peninsula. Two radiators. Semi-circular and pendant lights. Square archway to kitchen.

## BALCONY 7' 3" x 4' 0" (2.21m x 1.22m)

Covered and lit. Galvanised railings. Views over Events' Square and the Maritime Museum and Docks, into Falmouth harbour.

## KITCHEN

Double glazed window to side. Gloss cream flush fronted range of base and eye level cupboards with roll top work surfaces and inset one and a half bowl stainless steel sink and drainer with mixer tap. 'Electrolux' stainless steel double oven and grill and halogen hob with stainless steel splashback and extraction hood. Integrated 'NEFF' dishwasher, washing machine and fridge/freezer. Ceramic tile splashback. Radiator. Ceiling spotlights. Built-in 'AEG' microwave oven. Cupboard housing 'Vaillant' gas boiler fuelling radiator central heating system.

## BEDROOM ONE

Dual aspect room with double glazed windows to the front and side of the building. Radiator. Door to.....

## EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side. White three piece suite comprising button flush WC, hand basin with cupboard beneath, boiler fed corner shower cubicle. Ceramic tiling to floor and part wall. Ceiling spotlights. Chrome heated towel radiator. Extractor.

## BEDROOM TWO

Double glazed window to front. Radiator.

## BEDROOM THREE

Double glazed window to front. Radiator.





#### **FAMILY BATH/SHOWER ROOM**

Spacious room with floor and majority wall tiling. White four piece suite comprising button flush WC, hand basin, large centre fill bath and walk-in boiler fed shower cubicle. Chrome heated towel radiator. Shaver point and light. Ceiling spotlights. Extractor.

#### **COMMUNAL GARDEN**

Very well-established and landscaped communal garden areas to the East and South sides of the building linked by a path wrapping around the building. Fine holm oak trees screen the development from Melvill Road.

#### **ALLOCATED PARKING**

1 Parking Space, marked '6'.

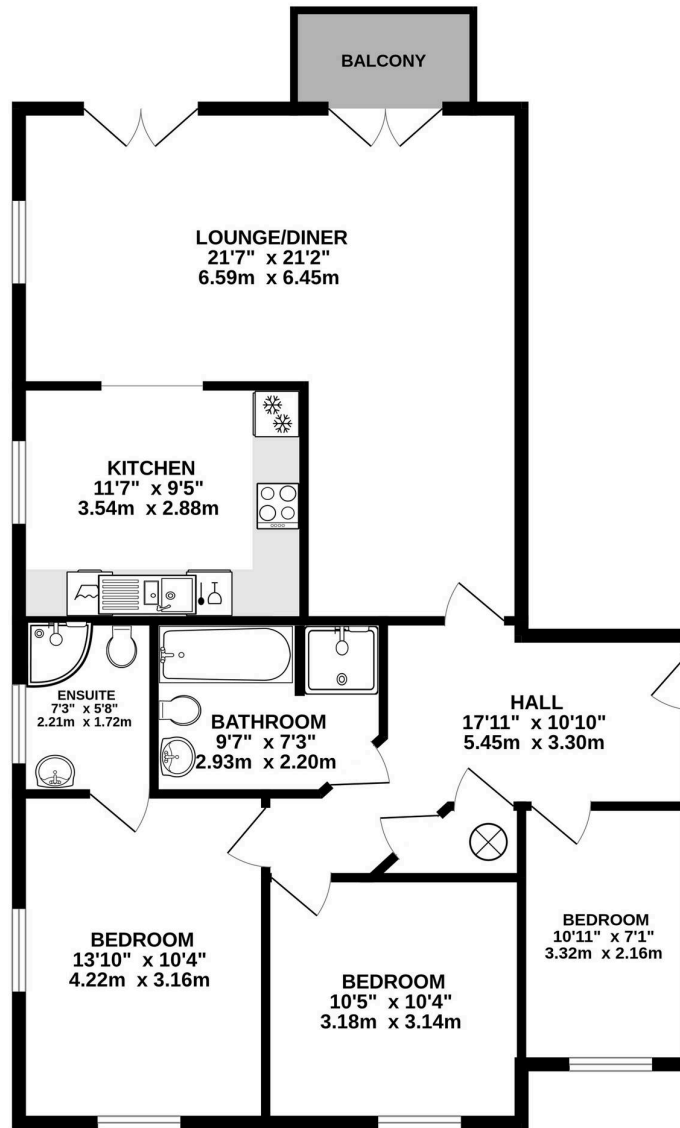
#### **VISITOR PARKING**

#### **TENURE**

Leasehold. 999 years from 2006. The freehold is jointly owned by the ten apartment owners and managed by Koti Property Management of Bodmin telephone number 01208 510050. This apartment currently pays £4,443.60 pa or £370.30pcm, being 12% of the total service charge within the block, to include buildings insurance, ground maintenance, upkeep of communal areas, lift maintenance, re-decoration, contingency funds and administration. Holiday lets are not allowed. Pets are permitted with conditions and upon the consent of the Management Company, but are not encourage.



GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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