



Laskowski
&Co



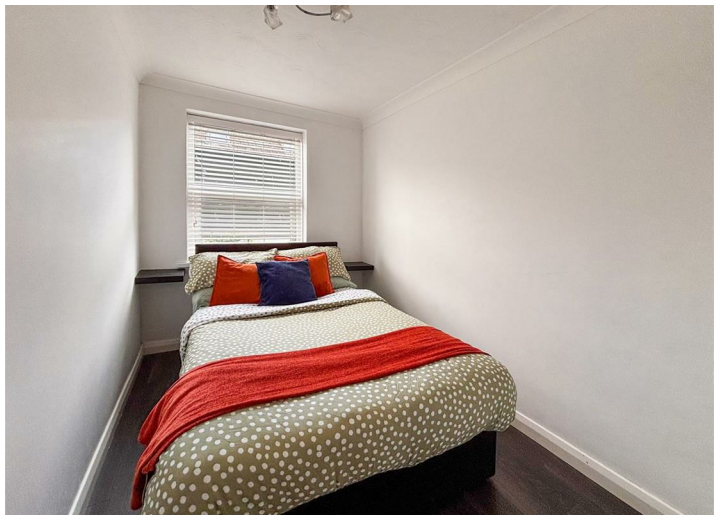
2 Strand Quay Flats, Fish Strand Hill, Falmouth, TR11 3BD

Guide Price £240,000

A 3 bedroom ground floor apartment located in the heart of Falmouth's vibrant town centre, just yards from the waterfront and eclectic mix of restaurants, bars and independent shops. Strand Quay Flats can be found on Fish Strand Hill, a quiet 'lane' off Market Street and the town's cobbled thoroughfare. The apartment is currently utilised as a successful holiday let but would also provide a great main home for those looking for 'urban' living. The accommodation comprises: open-plan living room/kitchen, 3 bedrooms and family bathroom. A communal courtyard and drying area is shared with the other 3 apartments. No onward chain.

Key Features

- 3 bedroom ground floor apartment
- Located in the centre of Falmouth town
- Double glazing and gas central heating
- EPC rating C
- Well presented accommodation
- Just moments from the town's amenities and waterfront
- Ideal main home or investment



THE ACCOMMODATION COMPRISES

Pedestrian gated access from Fish Strand Hill, with access to a communal granite-chip courtyard, steps rise to a communal front door, opening into the:-

COMMUNAL ENTRANCE HALLWAY

Stairs rising to the first floor servicing two first floor flats, with front door to Number 2 on the ground floor.

PRIVATE ENTRANCE HALLWAY

Doors to all three bedrooms and family bathroom. Open to kitchen/diner. Storage cupboard, radiator, wood-effect laminate flooring, wall mounted consumer unit.

BEDROOM ONE

uPVC double glazed window to front aspect, wood-effect laminate flooring, central ceiling light.

BEDROOM TWO

A small second double bedroom, with uPVC double glazed window to front aspect, wood-effect laminate flooring, central ceiling light, TV aerial socket.

BEDROOM THREE

A single bedroom, currently housing bunk beds, with uPVC double glazed window to side aspect, radiator, wood-effect laminate flooring. Cupboard housing Ideal Classic gas combination boiler providing domestic hot water and central heating.

OPEN-PLAN LIVING SPACE

An open-plan living space, incorporating a fitted kitchen, with deep breakfast bar and living space with space for comfortable seating.

KITCHEN AREA

Range of eye and base level units, worksurface with inset one and a half bowl sink/drain unit with swan neck mixer tap. Integrated fridge and freezer, space and plumbing for washing machine. Built-in four-ring electric hob with extractor fan over. Built-in electric fan assisted oven, built-in microwave oven. Part tiled walls, wood-effect laminate flooring, central ceiling light.

LIVING AREA

Large uPVC double glazed window to side aspect, space for comfortable seating, wood-effect laminate flooring, central ceiling light, radiator.

BATHROOM

White suite comprising jacuzzi-style bath with twin head electric shower over and glass shower screen, pedestal wash hand basin with mixer tap, dual flush WC. Tiled flooring, fully tiled walls, radiator/heated towel rail, central ceiling light.

THE EXTERIOR

FRONT

Granite-chip communal courtyard garden providing an ideal drying area, with space for table and chairs. The courtyard garden is enclosed by a high stone wall and planted with low level flower beds.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Leasehold. 999 year lease commencing 1 January 1981. Quarter share of freehold. £50 per calendar month maintenance charge.

VIEWING

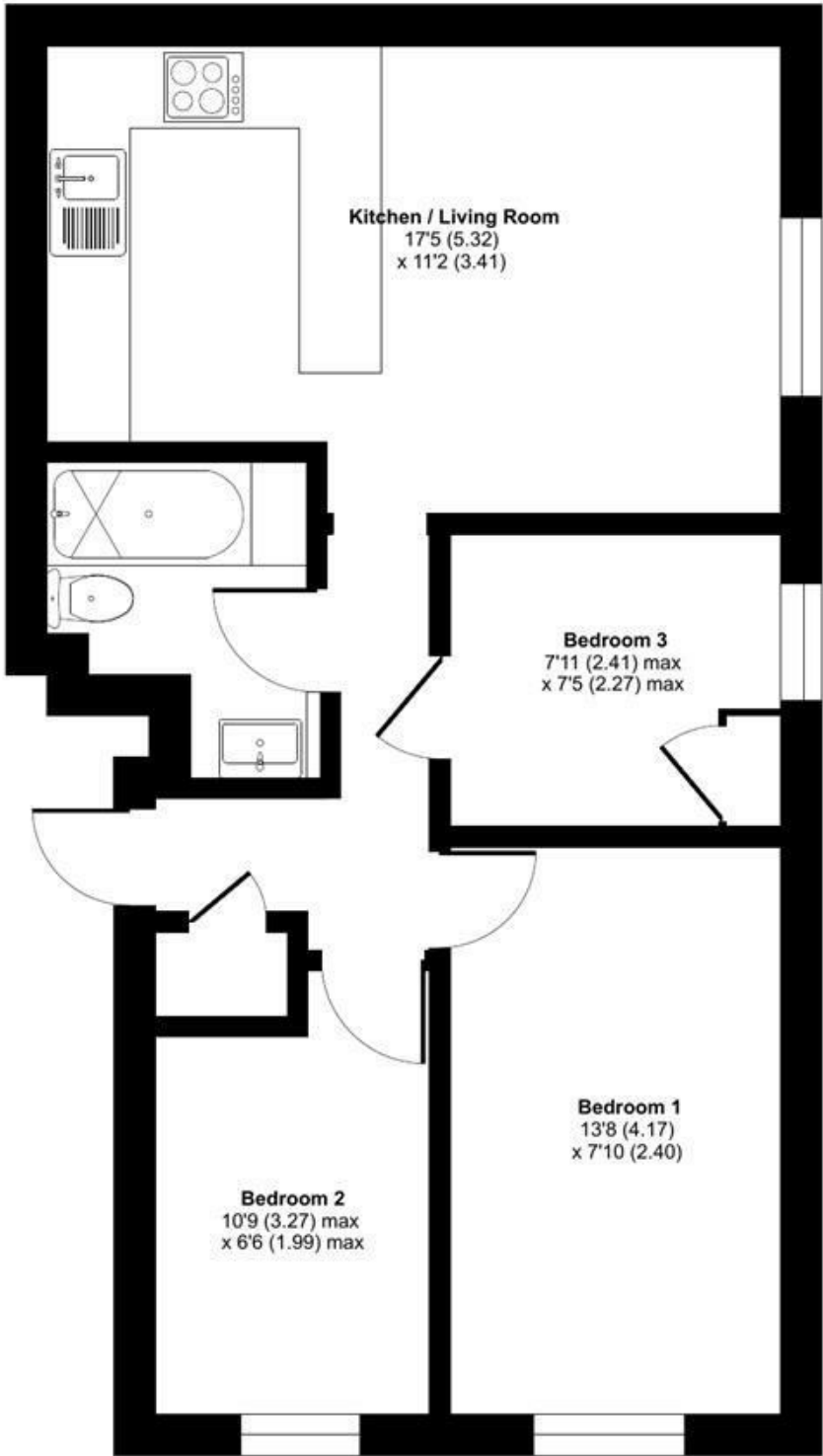
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Strand Quay Flats, Fish Strand Hill, Falmouth, TR11

Approximate Area = 521 sq ft / 48.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1493637