



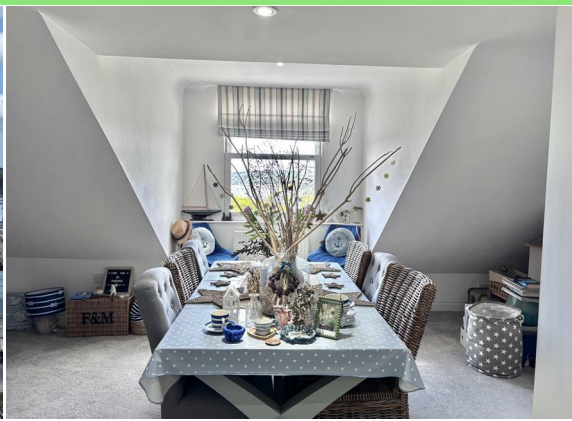
Bar Road

Falmouth

TR11 4GB

Guide Price £280,000

- NO ONWARD CHAIN
- WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND BEACHES
- TOP FLOOR APARTMENT
- BEAUTIFUL PERIOD BUILDING
- EN-SUITE SHOWER ROOM
- COMMUNAL GARDEN
- ALLOCATED PARKING SPACE
- PETS ALLOWED
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold - Share
of Freehold

Council Tax Band - D

Floor Area - 1119.00 sq ft



Property Description

Smart Millerson Estate Agents are delighted to present to the market this charming two-bedroom, two-bathroom apartment, set within a striking period building in the ever-popular and vibrant town of Falmouth. Imperial Court was converted approximately 20 years ago and offers spacious and light-filled accommodation, combining convenience with an elegant, refined lifestyle. Situated on the top floor, this particular apartment enjoys stunning sea views and is offered to the market with no onward chain.

Accessed via an impressive staircase or lift to the second floor, followed by a short ascent to the top floor, the apartment is well-proportioned and thoughtfully laid out. The accommodation comprises a generous open-plan lounge/diner, a well-appointed kitchen, and two double bedrooms, including an en-suite shower room to the primary bedroom in addition to a family bathroom. Externally, the property benefits from an allocated parking space to the front of the building, as well as access to a communal garden area.

This superb apartment is an ideal home, second home or rental investment given its position which is within a short level walk of Falmouth's town centre, and just a five minute walk from the shops and eateries that surround Events Square and the Maritime Museum. The beautiful Falmouth seafront connecting Castle Beach with Gyllyngvase is equally nearby, making the location of this development one of the finest within the town.

The property benefits from a 999 year lease starting from 2003 and all property owners also have a share of the freehold. The current annual service charge is £2072 and is payable every quarter - this is reviewed yearly.

Location

Falmouth is a vibrant coastal town on Cornwall's south coast, renowned for its stunning harbour, beautiful beaches, and scenic coastal walks. The town offers an excellent range of amenities, including high street and independent shops, cafés, restaurants, pubs, schools, and healthcare facilities, making it ideal for families and professionals alike. Culture and leisure are at the heart of Falmouth, with attractions such as the National Maritime Museum Cornwall, Falmouth Art Gallery, and year-round festivals and events. For outdoor enthusiasts, the town provides numerous water sports opportunities, parks, and green spaces, while transport links via rail, road, and ferry make it well connected both locally and further afield, creating the perfect balance of coastal charm, convenience, and lifestyle.

The Property Comprises

Dimensions can be found within the floorplan and are approximate.

Communal Entrance

The main entrance features an entry phone system and door release, opening into a communal hallway with both staircase and lift access to the upper floors.

Entrance Hall

Skimmed ceiling. Recessed spotlights. Fire alarm. Smoke sensor. Consumer unit. Telephone entry system. Thermostat. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

Lounge / Diner

Double glazed sash-window to the front aspect with stunning sea views. Skimmed ceiling. Recessed spotlights. Telephone entry system. TV and phone point. Two radiators. Ample plug sockets. Skirting. Carpeted flooring.

Kitchen

Double glazed window to the side aspect with distant sea views. Skimmed ceiling. Wall and base fitted units with roll top work surfaces. Integrated oven and four ring gas hob with extractor over. Cupboard housing combination boiler. The vendor will be leaving the washing machine and fridge freezer in the kitchen. One and a half sink with drainer. Splash back tiling. Ample plug sockets. Vinyl flooring.

Bedroom One

Double glazed window to the rear aspect. Skimmed ceiling. Walk in wardrobe area. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Door leading into the:

Bedroom One En-Suite

Skimmed ceiling. New shower cubicle with aqua panels splash back. WC with push flush. Wash basin with mixer tap. Wall mounted mirror with light and shaver point. Tiling around water sensitive areas. Vinyl flooring.

Bedroom Two

Double glazed window to the side aspect. Skimmed ceiling. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bathroom

Skimmed ceiling. Bath. WC with push flush. Wash basin with mixer tap. Wall mounted mirror with light and shaver point. Tiling around water sensitive areas. Heated towel rail. Vinyl flooring.

Outside

The apartment benefits from a communal outside, laid to lawn garden space.

Parking

One allocated parking space. On street parking is available close by.

Lease Details

This property benefits from a 999 year lease starting in 2003. The financial years runs from 1/11/25-31/10/26 with a service charge of £2,072.00 payable. This is done in quarterly payments of £516.00 with the addition of any lift maintenance costs and lift telephone costs incurred in the previous quarter. The lift charges and lift telephone charges are divided equally between the properties.

The service charge covers and includes buildings insurance, upkeep and maintenance of all communal areas/lighting/external maintenance.

All property owners also have a share of the freehold.

Services

This property is connected to all mains services and falls under Council Tax Band D.

Agents Note

Please note that this property is not suitable for holiday letting.

Pets are allowed with permission from the managing agent.

Material Information

Council Tax band: D
Tenure: Leasehold
Lease length: 976 years remaining (999 years from 2003)
Service charge: £2072 pa
Lease restrictions: No holiday letting



Permission needed for pets
There are building rules that the management company can provide
Property type: Flat
Property construction: Standard construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: Yes
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Lift access
Coal mining area: No
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
106 sq m / 1144 sq ft



Floorplan

Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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