



PROPERTY DESCRIPTION

This period apartment is located in the sought after residential location of Florence Terrace, Falmouth. The apartment sits between both Florence Terrace and Woodlane, the location allowing for far reaching views over Falmouth Bay towards the Manacles in one direction and St Mawes Castle in the other. The location allows for easy access to Falmouth town centre, Falmouth seafront and beaches as well as Woodlane university campus, Falmouth Marine school and the two nearby railway stations at Penmere and The Dell.

The apartment itself offers spacious accommodation, this accommodation being set out over three floors with the main living space being located on the upper of these floors. The stunning open plan living and kitchen has exposed timber A frames and enjoys the far reaching view over Falmouth Bay. There are three double bedrooms, the main bedroom providing an ensuite shower room and w.c. The apartment also benefits from a modern fitted bathroom, utility area and gas central heating.

Offered for sale with no onward chain at this time. A viewing is very highly advised.

FEATURES

- Period Town Apartment
- Three Double Bedrooms
- Stunning Far Reaching Water Views
- Large Open Plan Living Space
- Master Bedroom With Ensuite
- Modern Main Bathroom





ROOM DESCRIPTIONS

Entrance

The property is accessed from Florence Terrace, steps leading up to the main entrance door and providing access to stairwell to the first floor landing.

First Floor Landing

Double glazed window to the side, exposed wooden flooring, access to utility space, stairs to the second floor landing, door through to the bathroom.

Utility Area

There is a utility area to the side of the first floor landing, wall mounted gas boiler, space for a washing machine.

Bathroom

Panel door from the landing area. The bathroom comprises a modern white suite of a panel bath with tap and shower attachment over, pedestal wash hand basin, low level w.c, tiled walling, recess space with window, further window to the side, heated towel rail.

Second Floor Landing

Door leading to the stairwell to the upper floor living space, further doors leading to bedrooms one and two.

En suite Shower Room

Folding timber door from the landing. Shower enclosure set to one side with inner tiled walling and shower above, low level w.c, wall hung wash hand basin with tiled surround, exposed timber flooring, heated towel rail, double glazed window, open access through to the bedroom area.

Bedroom One

3.30m x 4.62m (10' 10" x 15' 2") A spacious double bedroom, sash window to the rear, painted timber floorboards, radiator, access to walk in wardrobe area.

Bedroom Two

2.36m x 3.06m (7' 9" x 10' 0") 2.36m x 3.06m (7' 9" x 10' 0") A smaller double bedroom, double glazed window, radiator.



Open Plan Living Area

5.79m x 6.48m (19' 0" x 21' 3") With stairs that ascend from the second floor landing, these stairs opening to a lovely open plan light and airy main living space with exposed timber A frames. This room is set within the top floor of the building, it enjoys natural light from both the front and side aspects, the front providing stunning far reaching views of Falmouth Bay. The room provides both living and kitchen space. The living area has exposed timber floorboards throughout, walk in dormer window to the front with the amazing views of Falmouth Bay towards The Manacles and also across to St Mawes Castle, access to eaves spaces, Velux window set to the side, tv socket, radiators and open access to the kitchen area. The kitchen area comprises a modern range of Shaker style units with woodblock working surfaces over and tiled surrounds, stainless steel oven with hob over and stainless steel cooker hood above, space for fridge.

Bedroom 3/ Study

3.99m x 4.47m (13' 1" x 14' 8") Panel door from the open plan living area. A further double bedroom or possible study, window to the rear, access to eaves space, radiator, exposed timber beams.

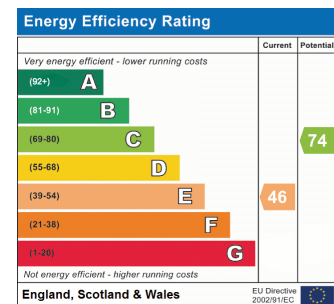
Additional Information

Tenure - Leasehold (999 years from 1997)

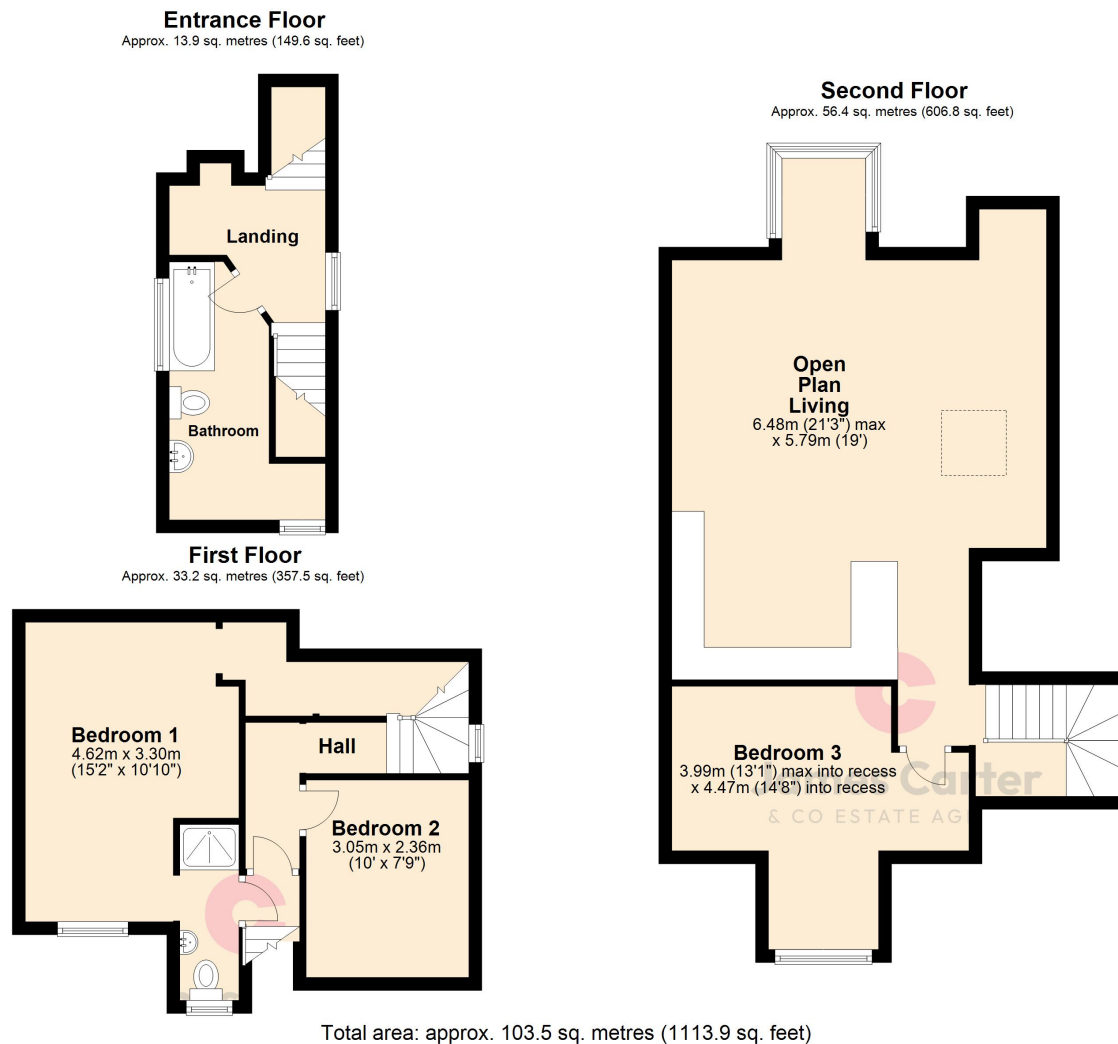
Service Charge: £118.00 per month, this includes maintenance, ground rent and buildings insurance.

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band A Cornwall Council.



FLOORPLAN



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James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.