

£180,000 Leasehold



**Apartment 2 Williams Court, Smithick Hill,  
Falmouth, Cornwall TR11 3FD**



## PROPERTY DESCRIPTION

A lovely modern apartment that is located within a stones throw of Falmouth town centre. The apartment was constructed by renowned local builders Tonkin Homes and has been owned from new by our client. The apartment is one of just seven such properties that are located in this most convenient of locations. The apartment has been a very successful letting property for the current owners and is currently tenanted until April 2025.

The apartment is unusually set out over two floors, this layout allowing the apartment to feel more like a house than your normal apartment. The accommodation is spacious and light with the open plan living room and kitchen enjoying windows to both the front and rear, the rear elevation also benefitting from double doors that open to a Juliette balcony. This entrance floor also provides a cloakroom and w.c. The first floor continues the spacious double bedroom, this room enjoying the benefit of a modern fitted en-suite bathroom.

The property also benefits from double glazing and gas central heating.

A very unusual opportunity to purchase such a property in this very central and convenient location. A viewing is very highly advised.

Location:

Located very centrally at the bottom of Smithick Hill in a tucked away traffic free location. Williams Court is a small purpose built development of just 7 apartments, these being built by renowned local developers Tonkin Homes. The apartments are within moments of the town centre facilities, yet they enjoy being tucked away in a quiet position just a few yards from market Street. Falmouth town centre provides a vast range of bars, restaurants and pubs to suit all tastes. The town centre also provides both national and independent retailers. Falmouth itself is renowned for its safe sailing waters with Carrick Roads and the Helford passage all being within easy reach. The town is also popular for it's many festivals and regattas that take place throughout the year.

## FEATURES

- Duplex Apartment
- Successful Letting Property
- Spacious Modern Apartment
- Open Plan Living Room/Diner/Kitchen
- Double Bedroom
- En-Suite Bathroom



## ROOM DESCRIPTIONS

### Communal Entrance

Double glazed door to the front, door entry system set to the side, stairs ascending to the first floor landing.

### Entrance Vestibule

Door from the communal landing, door to cloak cupboard, door through to the open plan living room and kitchen area

### Open Plan Living And Kitchen Area

6.68m x 4.37m (21' 11" x 14' 4") A spacious dual aspect open plan living space that enjoys natural light from the front and rear.

Living Area: The living area is set at the rear of the property and has an outlook over the rear of the development, double glazed window to the rear, further double glazed doors to the rear that open to a Juliette balcony area, radiator, tv point, stairs ascending to the first floor landing, access to inner vestibule and open access through to the kitchen area.

### Cloakroom/w.c

Door from the inner vestibule area, white suite comprising a wall hung wash had basin with tiled surround, low level.w.c, radiator, extractor fan.

### Landing

Stairs ascending from the living area with timber handrail and balustrade, door to the bedroom.

### Bedroom

3.45m x 3.10m (11' 4" x 10' 2") A spacious light and airy double bedroom that has double glazed windows to the front and side, radiator, door to airing cupboard housing a Worcester gas boiler, door through to the bathroom.

### En Suite Bathroom

The apartment benefits from a spacious modern white bathroom suite. The bathroom comprises a panel bath with tiled surrounds, chrome tap and shower attachment over with glazed shower screen set to the side, pedestal wash hand basin with tiled surrounds, low level w.c, tiled flooring, heated towel rail, extractor fan

## Additional Information

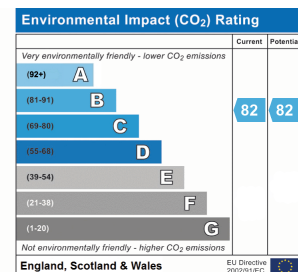
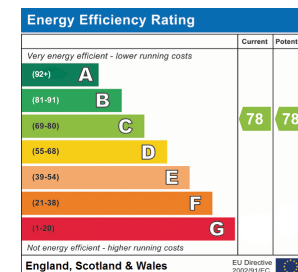
Tenure- Leasehold.

999 years from Sept 2007- Maintenance of £95.00 PCM, Ground Rent- A Peppercorn.

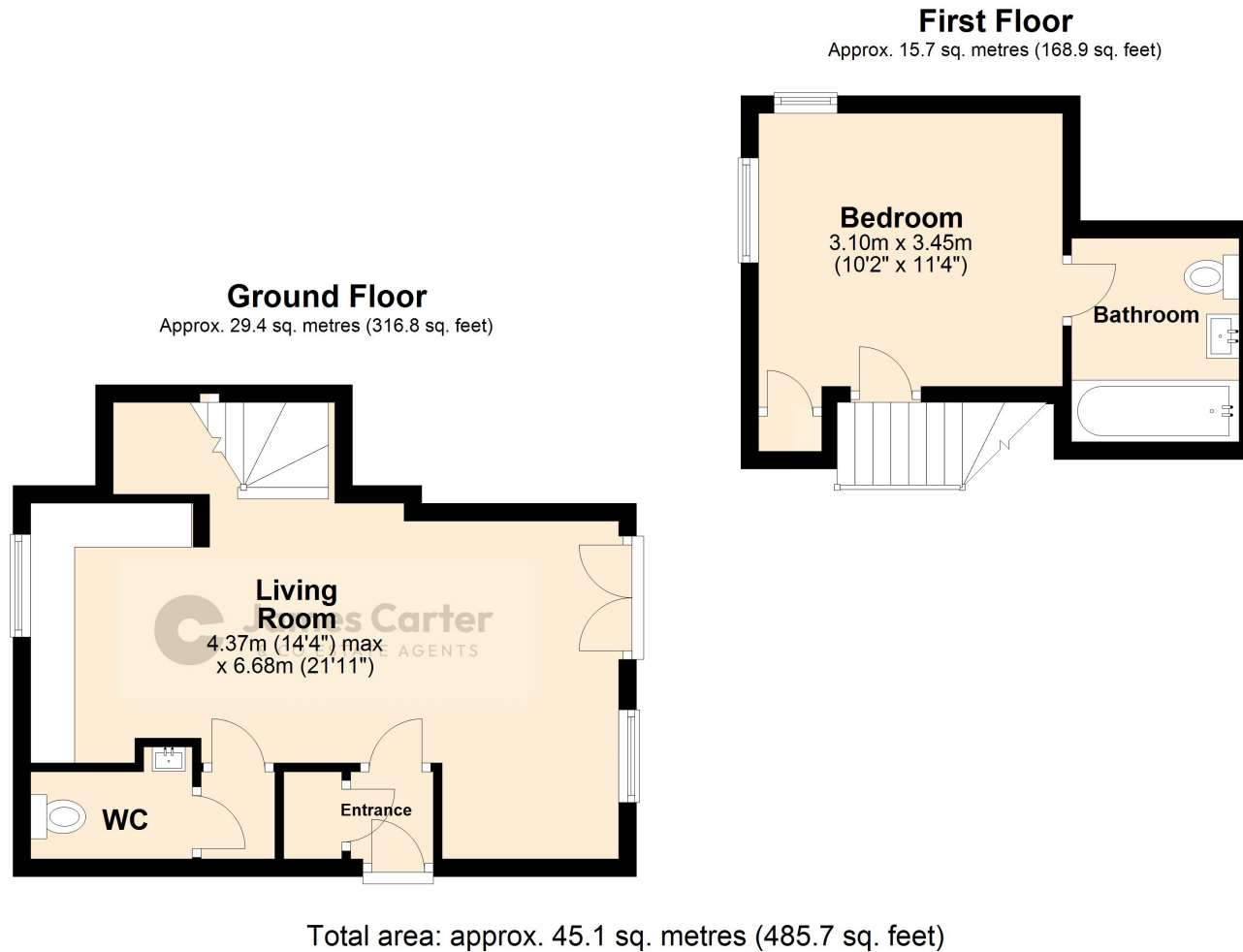
Services - Mains Electricity, Gas, Water and Drainage.

Council Tax - Band B - Cornwall Council.

The current tenants have a tenancy agreement that ends in April 2025.



# FLOORPLAN



James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 [move@jamescarterandco.co.uk](mailto:move@jamescarterandco.co.uk)

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