







## PROPERTY DESCRIPTION

An opportunity to purchase a stunning period ground floor apartment located within one of Falmouth's most popular roads. This lovely ground floor apartment has been tastefully upgraded and improved, it has also retained that all important character feel with exposed timber floorboards, period panel doors and an eye catching wood burning stove set within the living room. The apartment has a very settled and welcoming feel throughout and would make an ideal main home or investment property for a prospective buyer.

As you enter the building from Marlborough Road you are greeted by a welcoming communal entrance hallway, this providing cloak space and access to the apartment itself. As you enter the apartment there is a spacious entrance hallway, this then providing access to the living room and also through to the kitchen. The living room is a lovely light and airy space, this reception space featuring exposed timber floorboards and a focal point wood burning stove. The living room also enjoys direct access out to the private rear garden area. The apartment also benefits from a recently upgraded modern fitted kitchen with high gloss units and solid woodblock oak working surfaces.

The apartment also provides two very spacious double bedrooms, both of these rooms having lovely exposed timber floorboards whilst the second bedroom enjoys a broad angled bay window to the front. The property also benefits from a modern fitted bathroom, double glazing, gas central heating and a private rear garden area.

A very rare opportunity at this time to purchase a spacious period ground floor apartment. In our opinion one of the nicest apartments of its type that we have seen. A viewing is very highly advised.

## FEATURES

- Stunning Period Apartment
- Two Double Bedrooms
- Updated And Improved Throughout
- Upgraded Modern Kitchen
- Double Glazing & Gas Central Heating
- Rear Garden





## ROOM DESCRIPTIONS

### Communal Entrance

Part glazed door set to the front of the building, this hallway being approached by a covered entrance way, space for cloak hooks, door through to ground floor entrance hallway.

### Entrance Hallway

Panel door from the communal entrance hallway, access to useful storage cupboard to the side, wall mounted heating thermostat, opening through to the kitchen, stripped panel door through to the living room.

### Living Room

3.96m x 3.50m (13' 0" x 11' 6") A very light and airy reception space that is set to the rear of the apartment, this room enjoying direct access out to the rear garden area. Focal point wood burning stove set on a broad slate hearth, recess to either side of the chimney breast with fitted shelving, period style column radiator, lovely exposed timber floorboards, picture rail, feature timber panel door set within panel surround featuring inset stained glazed panels through to the second bedroom, double glazed door with matching side panel that opens to the rear garden.

### Kitchen

3.00m x 2.06m (9' 10" x 6' 9") The kitchen has been very tastefully upgraded by the current owners. The kitchen comprises a comprehensive range of fitted high gloss cushion close handle-less units with solid oak woodblock working surfaces over with matching oak woodblock upstands, fitted open shelving to one wall, additional custom made birch ply shelving with angled supports, low maintenance subway style panel surrounds, fitted stainless steel gas hob with stainless steel cooker hood above, fitted Siemens combination oven and microwave (available by separate negotiation), inset stainless steel sink and drainer unit with mixer tap over, space for washing machine, recess space for a fridge freezer, radiator, tiled flooring, double glazed window to the side, part glazed panel door through to the inner hallway.

### Inner Hallway

Part glazed panel door from the kitchen, tiled flooring, panel door to main bedroom and further panel door to the bathroom.

### Bedroom One

3.89m x 2.92m (12' 9" x 9' 7") A very spacious double bedroom that is set to the rear of the property. Panel door from the inner hallway, lovely exposed timber floorboards throughout, fitted cupboard to one wall, this cupboard housing a Glow worm gas boiler, double glazed door to the side that provides access out to the rear garden area, additional double glazed window to the side, radiator.

### Bedroom Two

4.88m Max into bay x 4.27m (16' 0" x 14' 0") A further very spacious double bedroom, this room could also provide the flexibility of providing additional reception space or a studio space of required. Timber panel door from the living room, focal point angled walk in bay window to the front, two period style column radiators set within the bay window, lovely exposed timber floorboards throughout, chimney breast with recess to either side with fitted shelving, picture rail.

### Bathroom

A lovely modern bathroom that is fitted with a white suite. Panel door from the inner hallway, suite featuring a twin grip panel bath with tiled surrounds and additional tiled shelf to the rear, chrome mixer shower over with glazed shower screen set to the side, wall hung wash hand basin with tiled surrounds, low level w.c, heated towel rail, extractor fan, double glazed window to the side, tiled flooring.

### Rear Garden

The property benefits from a deep rear courtyard area of garden, this area enjoying a high degree of privacy and being enclosed by stone walling to one side and fencing to the other. The rear garden area also has the benefit of a very useful garden store, this being an ideal dry space for the storing of bikes or tools. The rear garden also provides access out to a rear laneway.

### Additional Information

Tenure- Leasehold of 999 years from January 2010. The owners also own a 50% share of the freehold.

Maintenance is currently split on a 50/50 basis with the first floor apartment.

Ground Rent- A pesty each year.

Services - Mains Water, Electricity, Gas and Drainage.

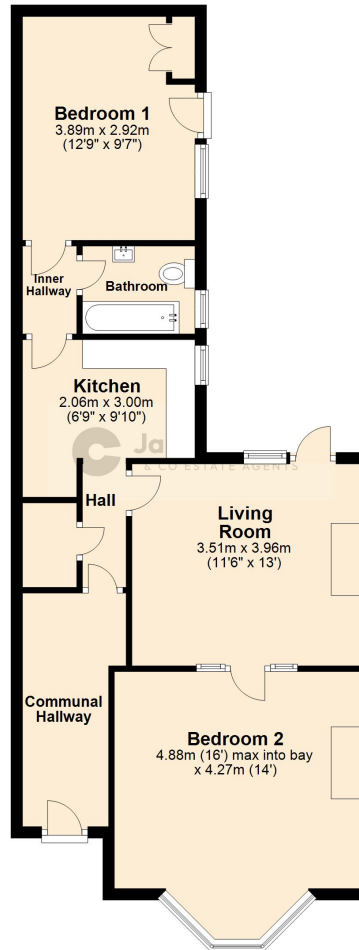
Council Tax - Band A Cornwall Council.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

## Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



Total area: approx. 64.0 sq. metres (688.8 sq. feet)

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