



3 Penmere Court, Falmouth, Cornwall, TR11 2RN

£165,000 Leasehold

Well-located two-bedroom ground floor flat just a few hundred yards from Penmere Station.

Suitable for all ages.

Patio doors out to communal garden.

Off road parking.

Walking distance to shops and beach.

Residential Sales
01326 319767

3 Church Street, Falmouth,
Cornwall, TR11 3DN
sales@heather-lay.co.uk

Property Letting & Management
01326 374850

Swingbridge House, Anchor Quay,
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**The Property
Ombudsman**

REF NO. 10743

- Well-presented ground floor flat
- Two bedrooms
- Sitting room out to communal garden
- Great location
- Off road parking
- EPC - D

THE LOCATION

Great location just a few hundred yards from Penmere train station and within walking distance to town, harbourside and beaches. Falmouth itself is entrance to one of the world's great waterways and is the third largest natural harbour in the world. Its nautical heritage including sheltered anchorages, yacht marinas and national maritime museum, make it a countrywide attraction all year round. Sandy, south facing beaches, fine restaurants and bars, art galleries and shops prove to be a constant lure for those seeking a warmer and more refined way of life.

THE PROPERTY

Ground floor garden apartment located in this quiet cul-de-sac, within walking distance to town. Available with the added benefit of no onward chain, the accommodation comprises two bedrooms, shower room, kitchen, large sitting room with patio doors overlooking and opening onto the enclosed and well stocked communal gardens



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

From the parking area, right in front of the property you enter via a communal door into the entrance hallway.

Door to flat three is just to the left and on the ground floor.

The front door opens into a long corridor that leads to all rooms. RCB fuse board, cupboard housing electric heat exchanger that blows hot air throughout the flat.

SITTING ROOM

14' 5" x 13' 3" (4.39m x 4.04m)

Large UPVC patio doors lead to the communal garden and offers a very pleasant outlook. Almost square room with electric fire framed by marble and wooden surround. TV point.

KITCHEN

10' 7" x 6' 7" (3.23m x 2.01m)

Wood effect eye and base level units, roll top work surface with inset stainless-steel sink under the window to the front elevation. Free standing electric cooker. Space for white goods.

BEDROOM ONE

12' 0" x 10' 7" (3.66m x 3.23m) UPVC window looking over the communal garden.

BEDROOM TWO

11' 6" x 6' 8" (3.51m x 2.03m)
UPVC window to front elevation.
Built-in wardrobes.

SHOWER ROOM

Designed for elderly or infirm owners, cubicle with twin doors and seat. White W/C, pedestal hand wash basin. Obscure window to the front elevation. Large airing cupboard housing hot water tank, slatted shelving.

OUTSIDE

Tarmacadam parking is to the front of the property while to the rear is a fine communal garden that offers a quiet peaceful place to sit and enjoy.

TENURE

Leasehold - 999 years commencing 1980. We understand the freehold is owned by Penmere Court (Falmouth) Management Company Limited, made-up of the leaseholders. Maintenance charge £480.00 per annum.

GENERAL INFORMATION

Services: Mains water, electricity and drainage

Council Tax: B

Tenure: Freehold

EPC Rating: D

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

VIEWING DETAILS:

Strictly by prior appointment please with the vendor's Sole Agents – Heather & Lay, 3 Church Street, Falmouth Telephone: 01326 319767

ARE YOU BUYING TO LET?

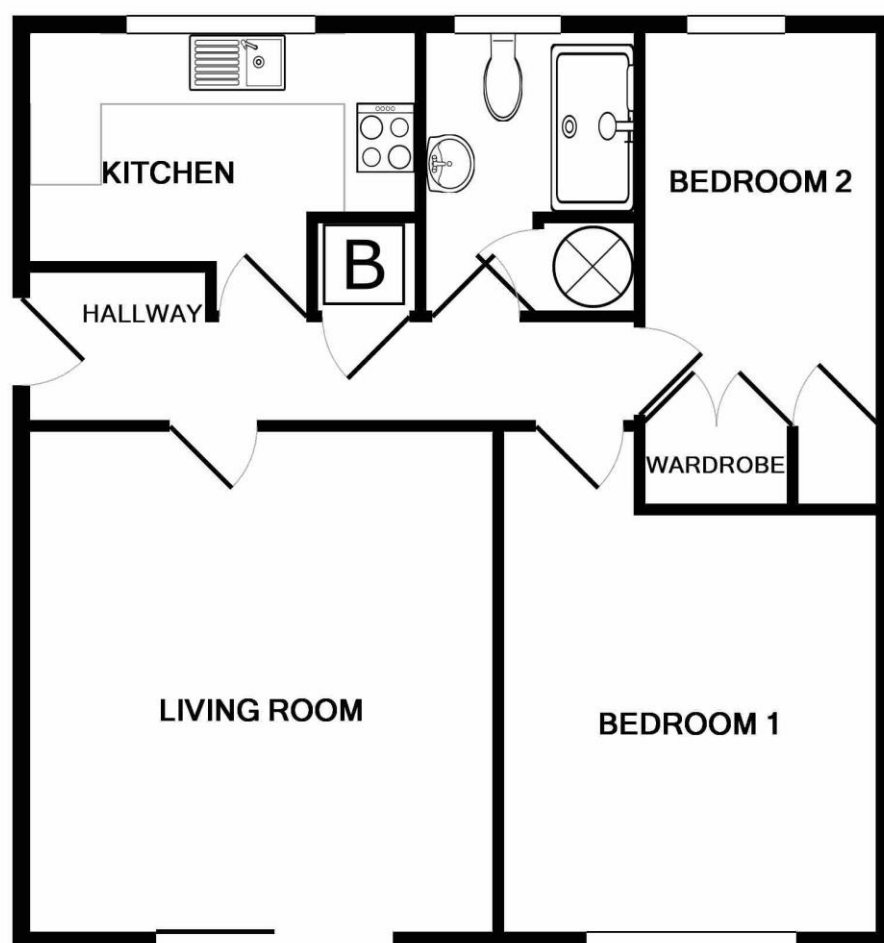
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DIRECTIONS

From the roundabout at the top of Killigrew Street take the second exit on to Chard Terrace then left at the mini roundabout on to Penmere Hill. Turn left clearly marked Penmere Court whereupon the development will be found on the right-hand side.

FLOOR PLAN



**3 PENMERE COURT, FALMOUTH, CORNWALL, TR11 2RN.
TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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