

TOM WILLS
PERSONAL PROPERTY AGENTS

1A Brook Place

Falmouth, TR11 3QB

£275,000

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A stylish and dramatically improved two-bedroom first-floor maisonette, quietly positioned within a little-known no-through road moments from The Moor and Falmouth town centre. With its own private entrance, enclosed courtyard/patio, wonderfully light south-facing accommodation and a large adaptable loft area, the property offers a rare combination of independence, character, space and versatility in an exceptionally convenient central setting.

- Two, potentially 3 double bedrooms
- Wondefully light and spacious
- Tucked away in a quiet yet central position
- Beautifully refitted
- Stylish shower room with separate WC
- Open plan living area
- Flexible layout
- Recent replacement windows
- 50% contribution to the building upkeep and insurance
- Private courtyard and no communal areas























THE PROPERTY

Set behind its own private courtyard and approached via a ground-floor entrance, this beautifully presented first-floor maisonette offers far more than might first be expected. Significantly improved in recent years, it combines a fresh, stylish finish with much of its original character still intact.

The accommodation includes two genuine double bedrooms, an updated shower room/bathroom arrangement, separate WC, kitchen and a particularly attractive sitting/dining room. This main living space enjoys a southerly aspect, excellent natural light and a broad bay window, with exposed floorboards, fitted shelving and a fireplace adding warmth and charm.

A staircase rises from the sitting/dining room to a large loft area with rooflights, exposed timbers and a partitioned storage area, providing a highly adaptable additional space for working, hobbies, storage or occasional use, subject to any necessary consents.

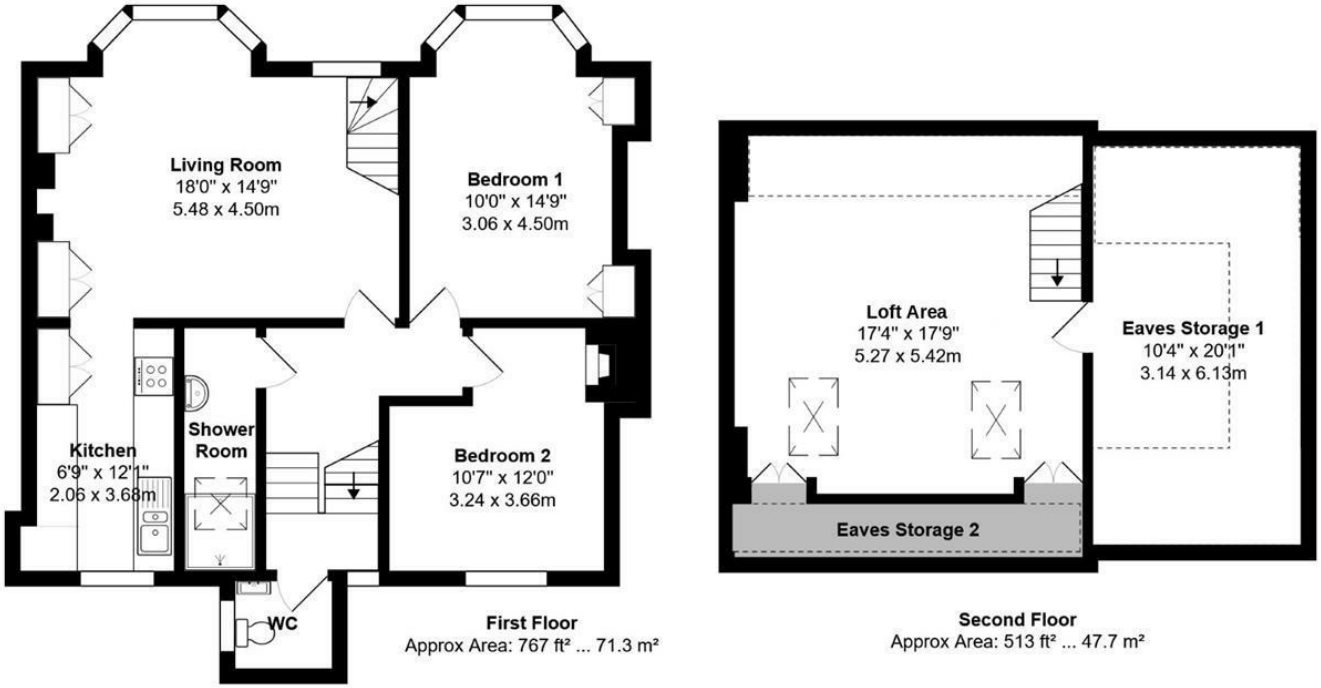
Outside, the enclosed courtyard/patio is a valuable asset in such a central location, offering space for seating, planting and everyday outdoor use. Overall, this is a distinctive, much-improved and highly versatile home, with light, character and privacy in one of Falmouth's most convenient tucked-away positions.

THE LOCATION

Brook Place is a little-known no-through road, quietly tucked away yet moments from The Moor and the centre of Falmouth. From here, an excellent range of shops, cafés, restaurants, bars, boutiques and everyday amenities are within easy walking distance, along with regular bus services providing access around the town and beyond. Falmouth's harbourside, seafront and beaches, including Castle, Gyllyngvase, Swanpool and Maenporth, are also readily accessible, as are the South West Coast Path, university campuses and rail links to Truro. This balance of central convenience and tucked-away privacy is a key part of the property's appeal.

ADDITIONAL INFORMATION

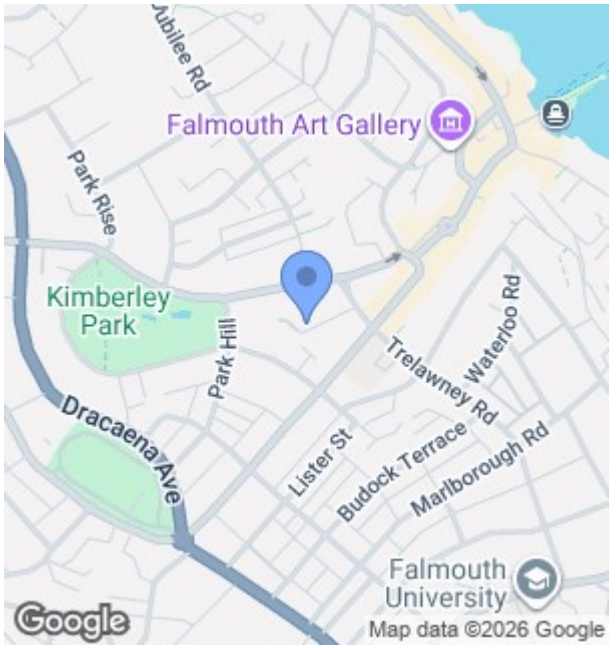
Tenure - 999 year lease from 1986. We understand the property contributes 50% of the overall maintenance costs of the building on a 'ad hoc' basis including 50% of the buildings insurance. Ground rent £10 per annum. We understand there are no restrictions on long term letting and keeping pets is by permission. Possession - Vacant possession with the benefit of no onward chain. Services - Mains gas central heating, electricity, water and drainage.
Council Tax - Band A.
EPC rating - 69(C)



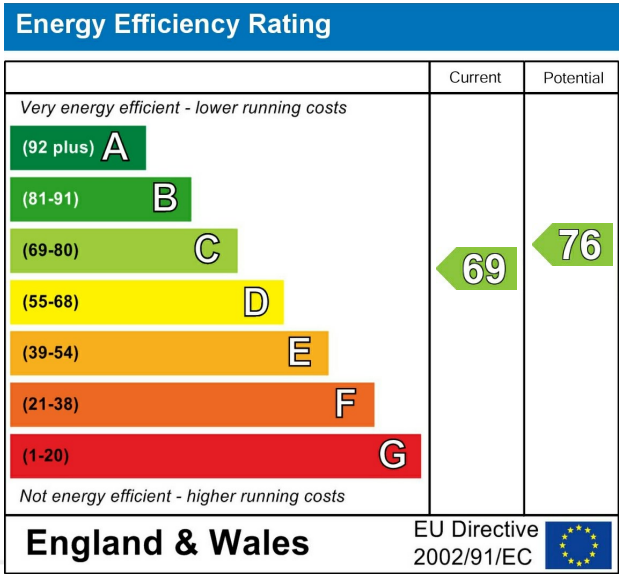
1a, Brook Place, Falmouth, TR11 3QB

Total Area: 1329 ft² ... 123.5 m² (excluding eaves storage 2)

All measurements are approximate and for display purposes only



Energy Efficiency Graph



Viewing

Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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