TOM WILLS
PERSONAL PROPERTY AGENTS

4 Mariner Court, Avenue Road

Falmouth, TR11 4AY

£325,000

TOM WILLS

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A well presented, light, airy and ideally positioned first-floor apartment, forming part of a small and exclusive modern development of just six homes. Perfectly located moments from Falmouth's historic harbour, Events Square, and the vibrant town centre, and within a five-minute stroll of the seafront.

- Ideal location - between the harbourside and beach/seafront
- Level walk to the town centre
- Spacious 2 bedroom 2 bath/shower room accommodation
- Attractive purpose built block of just 6 apartments
- Shared garden areas to front and rear
- Private allocated parking plus visitors space
- Integrated washing machine and dishwasher
- 999 year lease commencing 2007
- No restrictions on letting and keeping pets by permission
- Yards from Falmouth town railway station, linking to Truro and London Paddington

The apartment is extremely well-appointed throughout, providing bright, well-balanced accommodation with two double bedrooms, the principal with en-suite shower room, and a generous dual-aspect sitting/dining room with fine bow window enjoying an elevated aspect to the front. The well-equipped kitchen and bathroom are presented in excellent order, completing a comfortable and easily managed home of great appeal. All windows have been fitted with attractive sash style hardwood double glazing and a mains gas boiler provides central heating.

Externally, the development benefits from well-tended communal gardens, including a delightful south-facing sun terrace, together with allocated parking for one vehicle and additional visitor parking.

An ideal opportunity for those seeking a comfortable main home, a perfect lock-up-and-leave, or an excellent investment in one of Cornwall's most sought-after harbour towns.

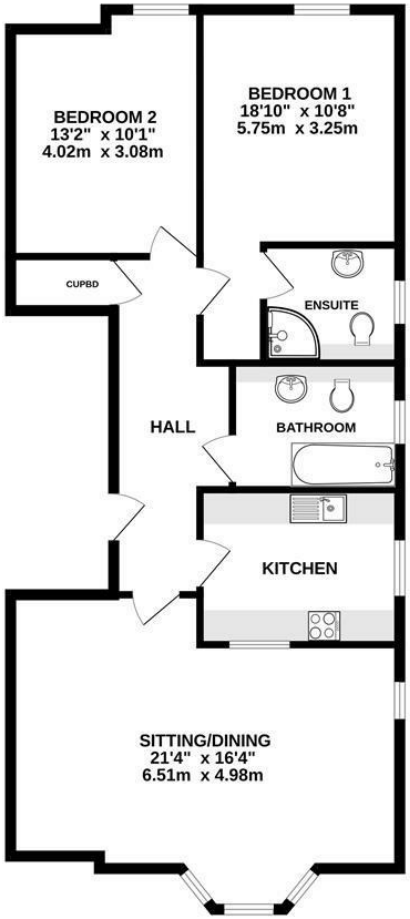
The Location

Mariner Court occupies an exceptionally convenient position at the lower end of Avenue Road, within just a short level walk of the harbour, Events Square and the array of excellent restaurants, galleries and boutiques in the town centre. Falmouth's picturesque seafront and the sandy expanse of Gyllyngvase Beach are also easily reached on foot within five minutes.

ADDITIONAL INFORMATION

Tenure - Leasehold. 980 years remaining. Annual service charge of 1,000 which covers block insurance, external re-decorations and upkeep of communal grounds. Ground rent £1 pa. The service charge has remained constant during our clients ownership. We understand there are no restrictions on letting and keeping pets is by permission from the management company. Possession - Vacant possession with the benefit of no onward chain. Services - Mains gas central heating, electricity, water and drainage. Council Tax - Band C. EPC rating - 75 (C)

FIRST FLOOR APARTMENT



TOTAL FLOOR AREA : 926sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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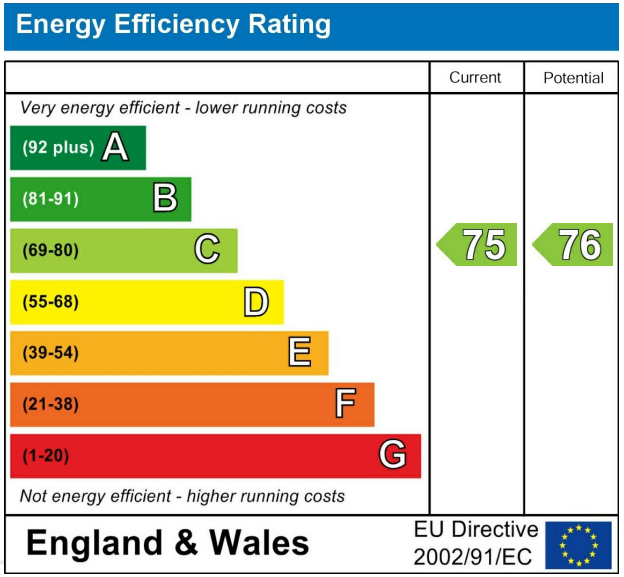
Energy Efficiency Graph



Viewing

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

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