



11a Webber Street, Falmouth, TR11 3AU

Guide Price £225,000

Located in the heart of the town, minutes from the harbourside, is this very well presented 2-storey apartment, providing spacious accommodation comprising: 2 good size bedrooms, a light and bright sitting room, fitted kitchen/breakfast room and shower room. The apartment is double glazed and benefits from gas central heating. With its own private ground floor entrance, this delightful apartment provides an ideal first time buy or investment opportunity. Being sold with no onward chain. Viewing highly recommended.

Key Features

- Well presented 2-storey apartment
- Light and bright accommodation
- Ideal first time buy or investment
- Viewing recommended
- 2 bedrooms
- Central location, close the the harbourside
- Gas central heating and double glazing
- EPC rating C



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

From the pavement, a recessed and covered entrance area with Victorian-style floor tiling leads to the private entrance door to Number 11a, a uPVC double glazed door opens into the apartment's:-

ENTRANCE HALL

A private entrance area on ground floor level, featuring traditional floor tiles and a large obscured screen over the entrance door adding natural light. A turning staircase provides access to the:-

FIRST FLOOR

LANDING

An extremely light landing area, with timber banisters rising from the ground floor and continuing to the second floor landing, where there is a large Velux window. A small pane pine door accesses the kitchen/breakfast room and an original Columbian pine door with obscured glazed panels accesses the living room. As mentioned, a turning staircase with timber banisters continues to the second floor.

KITCHEN/BREAKFAST ROOM

12'0" x 7'2" (3.67m x 2.19m)

Fitted kitchen with maple-fronted cupboards and drawers at low and high levels with comprehensive tiled splashback and round-edged worksurface space with inset stainless steel sink, mixer tap and a four-ring Creda glass electric halogen hob with oven under, extractor hood over. Two obscured glazed windows add natural light from the rear elevation. Space and plumbing for washing machine, tumble dryer and fridge. Vinyl flooring, modern radiator.

SITTING ROOM

12'2" x 9'6" (3.72m x 2.90m)

An extremely light living room with a traditional fireplace, tiled surround and oak mantel over (currently not in use). Radiator, large double glazed window to the front elevation.

SECOND FLOOR

LANDING

A turning staircase with timber banisters rising from the first floor landing area, with a large skylight providing natural light. Loft hatch access (to insulated housing gas combination boiler). Thermostat for the central heating, matching panelled pine doors to both bedrooms and bathroom.

BEDROOM ONE

12'3" x 9'5" (3.74m x 2.88m)

Including chimney breast. Another light and well presented room with a large double glazed uPVC window to the front elevation. Recesses either side of the chimney breast, radiator and skirting boards.

BEDROOM TWO

12'2" x 7'5" (3.73m x 2.28m)

Maximum measurements. A light and extremely well presented second bedroom with a large uPVC window to the rear elevation, radiator.

SHOWER ROOM/WC

4'9" x 11'11" (1.47m x 3.64m)

White three-piece suite comprising: double, fully tiled shower cubicle with Mira thermostatic shower, low flush WC and pedestal wash hand basin. Full floor-to-ceiling tiling, centrally heated towel rail, vinyl floor covering, extractor fan, obscured glazed uPVC window to the rear elevation.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band A - Cornwall Council.

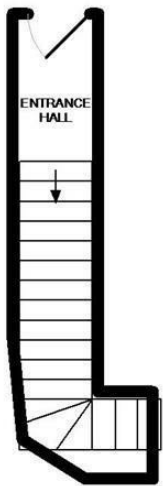
TENURE

Leasehold, remainder of a 999 year lease dated 2003. Service charge: £45.00 per calendar month to include buildings insurance. We understand there are no restrictions on letting. Pets allowed with the permission of the freeholder.

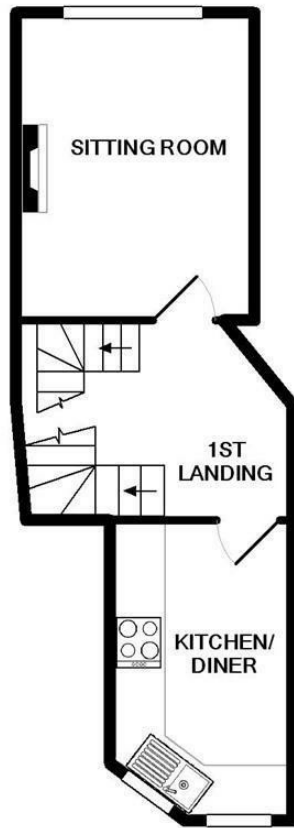
VIEWING

Strictly by prior appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Floor Plan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

11A WEBBER ST FALMOUTH TR11 3AU
TOTAL APPROX. FLOOR AREA 60.0 SQ.M. (646 SQ.FT.)

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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