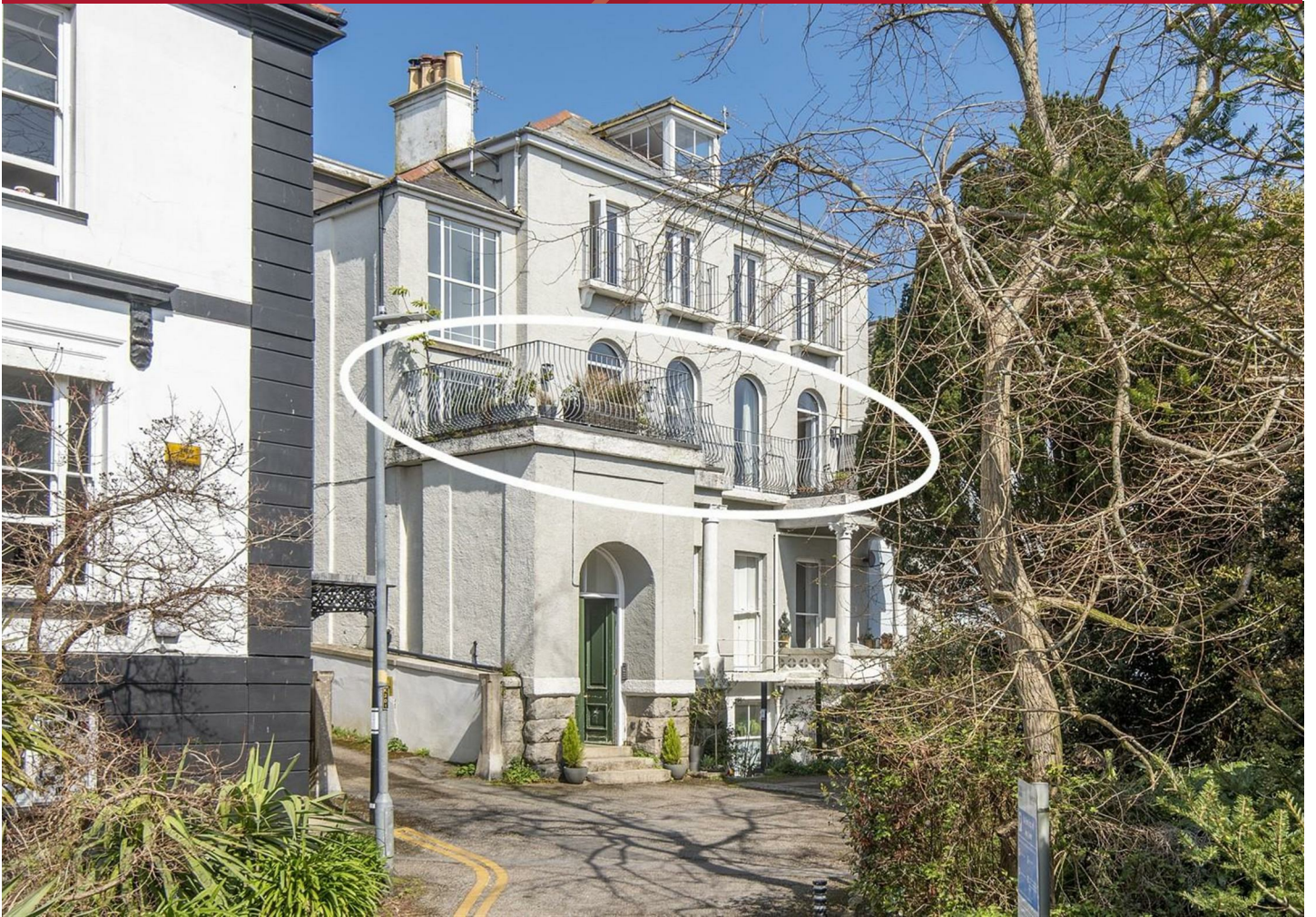




Laskowski
&Co



Flat 3, Highbury House, 8 Woodlane Crescent, Falmouth, TR11 4QS

Guide Price £315,000

Situated on one of Falmouth's most desirable roads, Woodlane Crescent, we are pleased to be marketing this wonderful 2 bedroom first floor apartment, forming part of Highbury House, which dates from the 1800's. The property, subject to recent redecoration throughout, boasts many charming features including: high skirting boards, tall ceilings, picture railing, sash windows and 2 delightful, enclosed balconies, with a south-facing outlook.

Key Features

- Characterful period apartment with tall ceilings
- Subject to recent redecoration throughout
- 2 well enclosed balconies
- One of Falmouth's premium locations
- Original building dating from late 1800's
- EPC rating D



THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

Granite steps from Woodlane Crescent. The hallway has recently been subject to extensive redecoration. Grand timber-built entrance door. Terrazzo tiled flooring. Stairs to Number 3, with uPVC timber-style entrance door opening into the:-

PRIVATE HALLWAY

Substantial, spacious entrance hallway with timber tiled flooring, timber panelled walls, 10'9" (3.28m) ceiling height. Large single glazed sash window with arched panes and coloured returns to the side elevation. Archway to the:-

INNER HALLWAY

Timber tiled flooring, 10'9" (3.28m) ceiling height. Picture rails, decorative archways, two radiators. Storage cupboard with integrated shelving. Archway to:-

SEPARATE WC

Engineered timber flooring. Low flush WC, wash hand basin with tiled surround. Full height tiled walls.

KITCHEN

Comprehensively fitted and recently updated with new travertine flooring, with a range of solid timber-built worksurfaces with a variety of cupboards below and over, tiled splashback. Integrated appliances include slimline dishwasher, induction hob with electric oven under. Sunken stainless steel one and a half bowl sink with mixer tap. Space and plumbing for washing machine, space for fridge/freezer. Picture rails, double archway to inner entrance hall and inner hallway. Breakfast bar with room for seating under. Sash window to the side elevation, with multi panes. Baxi gas central heating boiler.

LIVING ROOM

Ceiling height of 10'5" (3.20m). A substantial, light and grand living room, with many features of character including timber tiled flooring, picture rails, arched uPVC double glazed window, and archway to bedroom. Arched double glazed entrance door leading to balcony. Open fire on a polished slate hearth with timber surround and lintel over. Double radiator, TV aerial point. Archway to:-

BEDROOM ONE

Accessed via the inner hallway or living room. Ceiling height of 10'5" (3.20m). Once again, many features of character with much light provided through arched double glazed uPVC windows and arched uPVC entrance door to the south-facing balcony. Timber tiled flooring, picture rails, decorative coving, double radiator. Door to the:-

BATHROOM

Jack 'n' Jill family bathroom accessed via the inner hallway or bedroom one. Tiled flooring and half-height tiled walls. Low flush WC, pedestal wash hand basin with mixer tap, tiled splashback, glass wall mounted shelving, two electric shaver points. Panelled bath with tiled surround, mains-powered shower over, glass screen. Heated towel rail, substantial over-head storage area.

BEDROOM TWO

An L-shaped room with engineered timber flooring, sash

window to the side elevation. Ceiling height of 10'5" (3.20m). Timber-built integrated structure with steps up to a mezzanine level providing sufficient space for a double bed with storage under.

THE EXTERIOR

MAIN BALCONY

Accessed via a uPVC door in the living room with step out onto a substantial balconied area, recently improved and laid with new decking and enclosed by galvanised steel railings, providing a delightful south-facing open outlook towards Falmouth Bay, with sea glimpses.

BALCONY TWO

Accessed via a uPVC double glazed door in the bedroom, with step out onto a balcony of modest size with newly installed decking and enclosed by galvanised metal railings. Once again, of a south-facing outlook providing a lovely open outlook across the tree-lined woodland Woodlane Crescent. Useful timber-built storage shed, perfect for pot plants, enjoying the afternoon and evening sun.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Leasehold - Share of freehold. 999 year lease from 1 January 1996. Management fee: £2,307 for 2025 (reflecting 14% of this year's budget) to cover external redecoration every 3 years, lighting and upkeep of communal parts, public liability and buildings insurance. Pets are permitted. Letting on a shorthold tenancy for a minimum period of 6 months is permitted, but holiday letting is not.

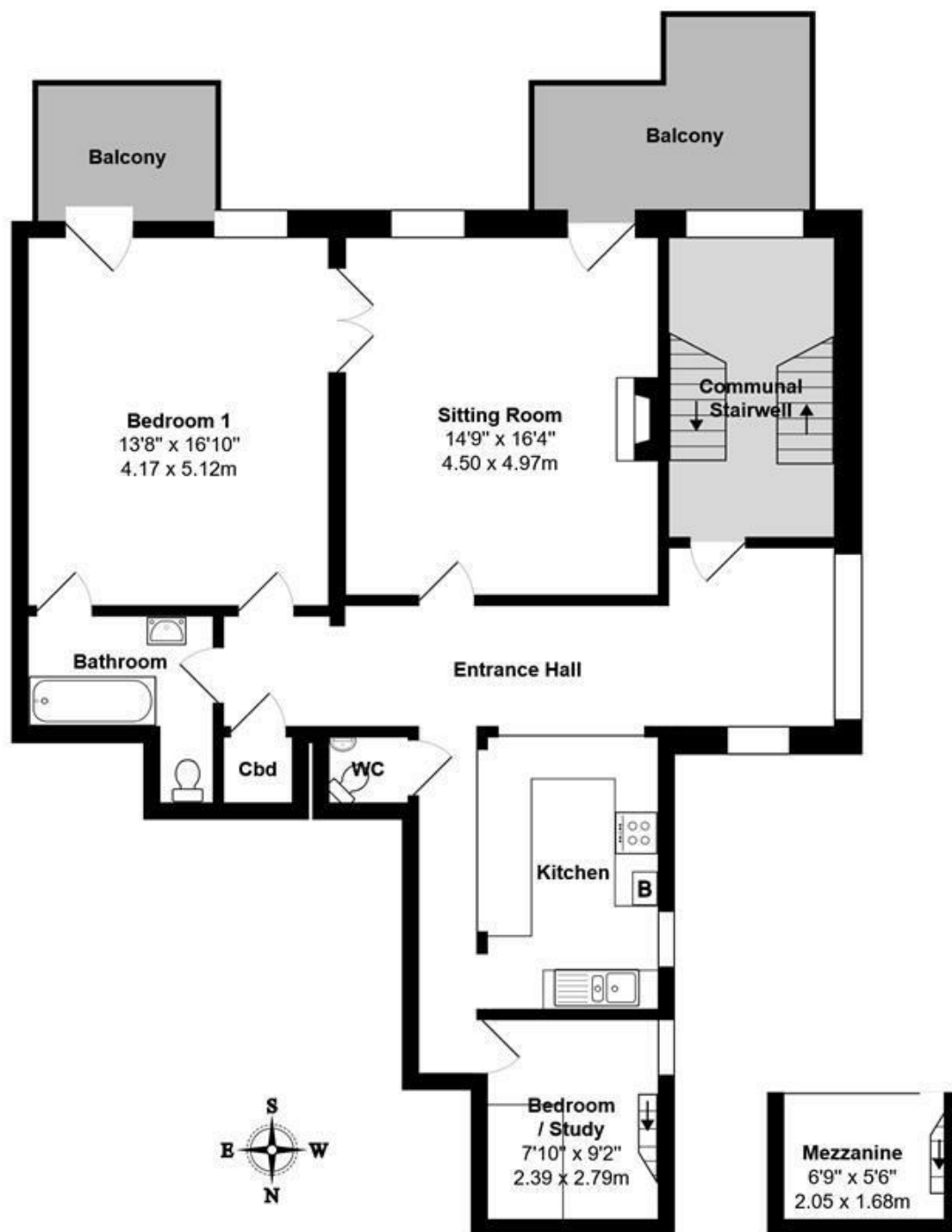
VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan



Highbury House, 8 Woodlane Crescent, Falmouth, TR11 4QS

Total Approx Area: 968 ft² ... 89.9 m² (excluding balcony, communal stairwell)

All measurements are approximate and for display purposes only