



Laskowski  
&Co



## Flat 1, 13 Melvill Road, Falmouth, TR11 4AS

£325,000

A remodelled, superbly appointed and extended ground floor 'garden apartment', situated within walking distance of Falmouth's vibrant Events Square and moments away from Cliff Road leading to some of the areas most renowned beaches including Castle and Gyllyngvase alike. The apartment benefits from a favourable due south aspect and comprises 2 double bedrooms with principal en-suite, together with the added appeal of allocated off-road parking to the rear. No onward chain.

### Key Features

- Stylish ground floor apartment
- Beautifully appointed kitchen/diner
- Share of freehold to be provided
- Allocated parking space for 1 vehicle
- 2 double bedrooms, 2 bath/shower rooms
- Equidistant to Falmouth's main thoroughfare and beaches
- Raised deck with garden (requiring landscaping)
- EPC rating D







## THE ACCOMMODATION COMPRISES

To the side of the building, a gravelled footpath leads to a clear glazed side entrance door with steps rising into the:-

### LIVING ROOM/RECEPTION

A well proportioned reception room, currently utilised as a living area with plentiful light, broad uPVC window to side elevation, and contemporary engineered oak flooring. Inset downlights, wall lights, TV aerial point, BT master telephone socket with internet point. Thermostatically controlled electric wall heater. Replacement four panel door leading to rear hallway and matching door leading into the:-

### FRONT HALLWAY

Panel door to airing cupboard housing unvented hot water system with tall water tank and wall mounted electric consumer unit. Door leading to the kitchen/dining area. Continuation of engineered oak flooring, inset downlights, thermostatically controlled electric wall heater. Panel door leading into the:-

### MAIN BATHROOM

Stylishly appointed with low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, together with panelled bath, glazed side screen, mixer tap and mains powered shower. Tile-effect flooring, two obscure glazed windows, heated towel rail, inset downlights, extractor fan. Four panel door from hallway, leading into the:-

### KITCHEN/DINER

Situated to the far end of the property, incorporating tremendous amounts of natural light via a double-leaf sliding door, allowing immediate access onto a raised deck set beyond and adjacent, clear glazed rear access door providing an alternative entry to the property via the raised decking area. Once again, beautifully appointed with a modern fitted kitchen, together with broad and deep central island. Fitted with an array of cupboards, drawers and overhead units with marble-effect work surface including composite one and a half bowl sink with drainer and mixer tap and contemporary tiled splashback. Built-in Lamona appliances to include electric oven, four ring electric hob and circular extractor system, tall and built-in fridge/freezer, together with dishwasher adjacent. Continuation of engineered oak flooring, inset downlights, wall lights. Further clear glazed access door leading onto side pathway. Broad outlook over decked area to the far side, and lower garden beyond. Thermostatically controlled electric wall heater. TV aerial point.

From the living/reception room, a panel door leads into the:-

### REAR HALLWAY

A deep hallway with continuation of engineered oak flooring. Inset downlights, thermostatically controlled electric wall heater, panel doors leading to bedrooms respectively.

### BEDROOM ONE

Incredibly bright with two sets of uPVC glazed windows to the side elevation. Nicely proportioned with ceiling light, thermostatically controlled electric wall heater, and continuation of engineered oak flooring. Four panelled door opening into the:-

## EN-SUITE SHOWER ROOM

Once again, well appointed with low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, and shower cubicle with glazed and sliding door, mains powered shower with dual showerheads and contemporary tiling throughout. Slate-effect flooring, inset downlight, extractor fan, heated towel rail.

### BEDROOM TWO

Again, well proportioned and another double room with tall uPVC glazed window to the side elevation with deep sill/window seat, shallow alcove suitable for tall furniture, and thermostatically controlled electric wall heater. Panel door leading to walk-in storage cupboard, hanging light.

## THE EXTERIOR

### RAISED DECK AND ENCLOSED 'GARDEN'

Positioned excellently for the afternoon sun and facing due south, enclosed to three sides with feather edge fencing and high walling, creating the perfect sun trap or area in which to enjoy al fresco dining, social gatherings etc. From the deck, a lower section of garden requires landscaping and prospective purchasers should note that tarpaulin has currently been set in place to cover the area for convenience. A timber side access gate leads to a gravelled access pathway which, if followed to the far side of the building, leads to a further timber garden gate opening onto the rear access lane for the property. Immediately to the left, an opening leads to the:-

### ALLOCATED PARKING

Particularly useful and mainly laid to gravel, an allocated parking space exists for one vehicle.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, and drainage are connected to the property. Telephone point (subject to supplier's regulations). Electric thermostatically controlled wall heaters.

### COUNCIL TAX

Band A - Cornwall Council.

### TENURE

Leasehold - 999 year lease commencing from 25 December 1981. The property is to be sold with the intention of providing a share of the freehold. We understand holiday letting is not permitted. Pets to be allowed under the provision of the lease terms.

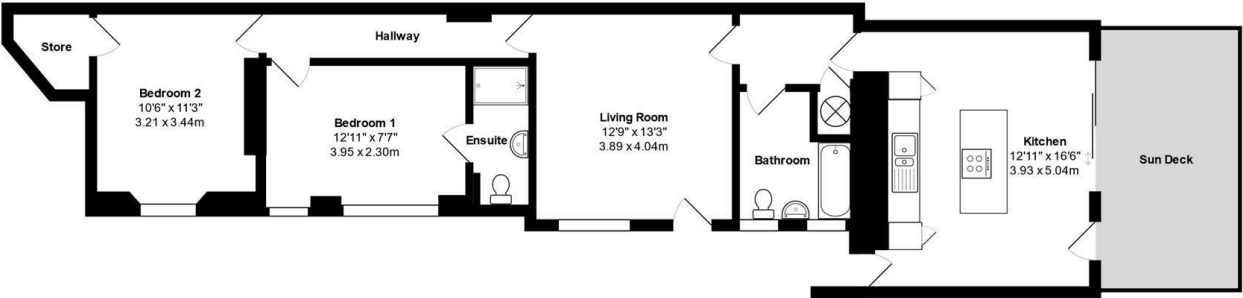
### VIEWING

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





# Floor Plan



Melville Road, Falmouth, TR11 4AS

Total Approx Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup> (excluding sun deck)  
All measurements are approximate and for display purposes only

