



Laskowski  
&Co



## Flat 2, 13 Melvill Road, Falmouth, TR11 4AS

£235,000

Set within an imposing Edwardian property, a modern and updated 2 double bedroom first floor apartment, located equidistant from Falmouth town centre and renowned seafront, offering a favourable open-plan layout to the rear, incorporating a high quality fitted kitchen with an array of built-in appliances, stylishly appointed main shower room, and the added benefit of allocated parking for 1 vehicle. To be sold with immediate vacant possession and no onward chain.

### Key Features

- Modern and well appointed apartment
- 2 double bedrooms
- Stylishly appointed shower room
- Allocated off-road parking
- First floor
- High quality fitted kitchen
- Open-plan kitchen/living/dining room
- EPC rating D





General view of 13 Melville Road



## THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

From Melvill Road, an opening between two granite gateposts provides access to a garden pathway, leading to an original entrance way, featuring a granite threshold with three steps up to a communal and original front door, part panelled with stained glass insert and matching fanlight over, together with traditional red brick surround. Access into the:-

### COMMUNAL HALLWAY

Original tiled flooring, integral part panelled door with obscure glass panes leading into the main communal hallway featuring hanging light, elaborate ceiling arch and door with obscure glass pane insert, providing access to Apartments 2 and 3. Stairs rise to the first floor landing, with private entrance door to Apartment 2 ahead:-

### HALLWAY

A deep hallway, decorated neutrally with newly installed oak flooring and inset downlights. ATC Varena wall mounted electric heater, loft hatch. Electrical consumer unit. Doors to bedroom one, main shower room and open-plan kitchen/dining/living room. Door providing access to:-

### BEDROOM TWO

12'4" x 8'2" (3.76m x 2.51m)

First measurement taken to within recess. A double bedroom with two double glazed windows to the side elevation providing much natural light. ATC Varena wall mounted electric heater, hanging light.

### BEDROOM ONE

8'2" x 13'0" (2.50m x 3.97m)

Second measurement taken to within recess. A slightly larger double bedroom, once again with broad uPVC double glazed window to side elevation providing much natural light, deep sill. Hanging light, ATC Varena wall mounted electric heater.

### SHOWER ROOM

4'11" x 9'10" (1.50m x 3.00m)

A recently refitted and contemporary three-piece suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, low flush WC with concealed cistern, superb double width shower cubicle with mains-powered shower, drench shower head, secondary hand-held attachment and clear sliding shower screens. Recessed obscure glazed uPVC window, contemporary tiling to shower cubicle, extractor fan. Inset downlights, tile-effect flooring, heated towel rail.

### OPEN-PLAN KITCHEN/DINING/LIVING ROOM

13'1" x 16'4" (4.00m x 5.00m)

A highlight of the property, providing double aspect, bright and airy accommodation, incorporating a recently refitted and stylishly appointed kitchen to one side, together with double uPVC clear glazed doors to the rear offering a fine, elevated view towards the open bay between the Royal Duchy Hotel and Seascapes.

### KITCHEN AREA

An exquisite and stylishly appointed kitchen with an array of units to one side, comprising integral fridge/freezer, a central section incorporating composite one and a half bowl sink

with drainer and mixer tap, tiled splashback and an array of cupboards over, together with display shelving. Marble-effect worksurface, integral Lamona washer/dryer, central cupboard and Lamona slimline dishwasher. Tall cupboard with new unvented pressurised hot water cylinder. Kitchen island with broad worksurface, incorporating four deep drawers, ideal for pots and pans etc, providing comprehensive storage space with an under-counter oven, once again, a Lamona appliance with four-ring ceramic hob and contemporary stainless steel extractor. Inset downlights, oak flooring. Open to:-

### LIVING/DINING ROOM

Continuation of oak flooring, inset downlights, two ATC Varena electric wall mounted heaters. Clear glazed window to side elevation, together with broad obscure glazed window to the rear. Clear glazed French doors opening onto a Juliet balcony feature offering a pleasant, elevated, view with the backdrop of the bay in the distance. An excellent area, ideal for contemporary open living. TV aerial point, wall lights.

### THE EXTERIOR

#### PARKING

Accessed via Emslie Road or, alternatively, Pendennis Road, is a broad opening to the rear of Number 13, laid with gravel and offering space for two vehicles, the allocated space for Flat 2 is situated to the left-hand side upon entry.

### GENERAL INFORMATION

#### SERVICES

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

#### COUNCIL TAX

Band A - Cornwall Council.

#### TENURE

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

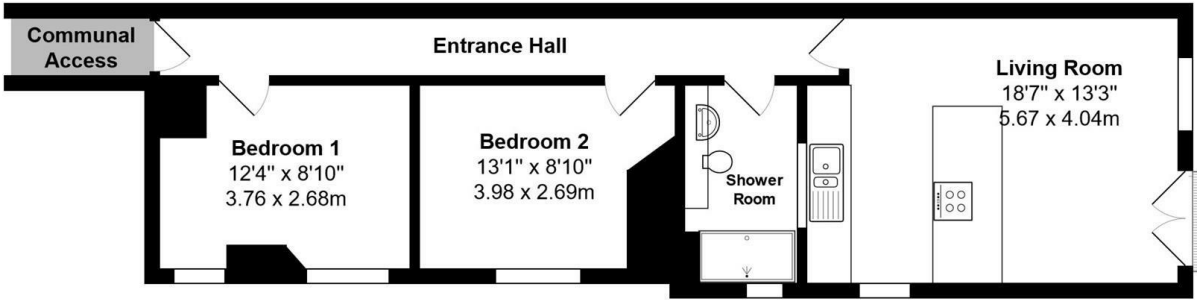
#### VIEWING

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





# Floor Plan



Melvill Road, Falmouth, TR11 4AS

Apprx Total Area: 63.3 m<sup>2</sup> ... 681 ft<sup>2</sup>

All measurements are approximate and for display purposes only