



Laskowski
&Co



12 Imperial Court, Bar Road, Falmouth, TR11 4GB

Guide Price £275,000

Set within this highly regarded development, conveniently positioned for Falmouth's beautiful seafront, harbourside and town centre, is this surprisingly spacious 1 double bedroom second floor apartment. The well presented 'lift assisted' accommodation comprises an entrance porch, large 20' south-east facing reception room with bay window overlooking the communal gardens, fitted kitchen, bathroom and 13' double bedroom with French doors onto its own balcony. The apartment benefits from use of the beautifully maintained gardens and has its own allocated parking space. Imperial Court is ideally situated within a level walk of Falmouth's main shopping street and a short walk from the seafront and Castle Beach. Being sold with vacant possession and no onward chain.

Key Features

- Spacious 1 double bedroom second floor apartment
- Located within sought-after Imperial Court
- Use of communal gardens
- Allocated parking space
- Southerly-facing 20' reception room
- Close to Falmouth seafront and beaches
- Level walk from Falmouth town centre
- EPC rating C



THE ACCOMMODATION COMPRISES

An attractive main entrance with steps leading to the covered front entrance door, which in turn leads to the entrance lobby with entry-phone system and double glazed entrance door, opening into the communal entrance hallway. From the entrance hallway, stairs ascend to all apartments, with the added advantage of elevator access and lights on a timer control. Each apartment has a lockable post box mounted within the entrance lobby immediately to the left of the main entrance door.

Front door to:-

ENTRANCE PORCH

Wall mounted consumer unit, twin coat rails, central recessed ceiling light. Door to:-

ENTRANCE HALLWAY

Doors to kitchen, living room, bedroom and bathroom. Large storage cupboard with light. Recessed ceiling lights, radiator, telephone entry system.

LIVING/DINING ROOM

20'9" x 12'8" (6.33m x 3.88m)

A large light and bright living/dining room with generous south-east facing bay window, comprising four double glazed sash windows overlooking the well tended communal gardens, trees beyond and towards the Falmouth Hotel. Space for a large three-piece suite and family dining table. Two radiators, recessed ceiling lights, TV, satellite and telephone points. Wall mounted thermostat, telephone entry system.

KITCHEN

9'5" x 10'10" (2.88m x 3.32m)

A light wood-effect kitchen with a range of eye and waist level units, roll-top stone-effect worktop with inset one and a half bowl sink/drain unit with mixer tap. Part tiled walls, inset Belling four-ring induction hob, Smeg electric oven under and extractor hood over. Integral Smeg dishwasher, freestanding Bosch washing machine, integral fridge and freezer. Central ceiling light, laminate flooring. Cupboard housing Ariston central heating boiler servicing domestic hot water and central heating.

BEDROOM

13'0" x 10'2" (3.97m x 3.10m)

A large light and bright double bedroom with double glazed French doors leading onto the balcony overlooking the walled communal garden, to trees beyond and across in the direction of Falmouth Bay. Radiator, central ceiling light, TV aerial point. Door to bathroom.

BALCONY

8'0 x 2'5 (2.44m x 0.74m)

Courtesy light, safety balustrade, canopy above and wood deck floor. Facing approx south, it offers an appealing view over the communal gardens in the direction of Falmouth Bay.

BATHROOM

Accessed from both the entrance hallway and bedroom, with white suite comprising panelled bath with mixer tap and shower attachment over, fully tiled surround with glass shower screen. Further half tiled walls, dual flush WC, pedestal wash hand basin with shelving mirror over, light and

shaver point. Ladder-style heated towel rail/radiator, recessed ceiling lights, extractor fan.

THE EXTERIOR

COMMUNAL GARDENS

The communal gardens to the front and rear provide an expanse of lawn and are well maintained to include a wide selection of mature shrubs and trees.

PARKING

There is an allocated parking space for Number 12.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

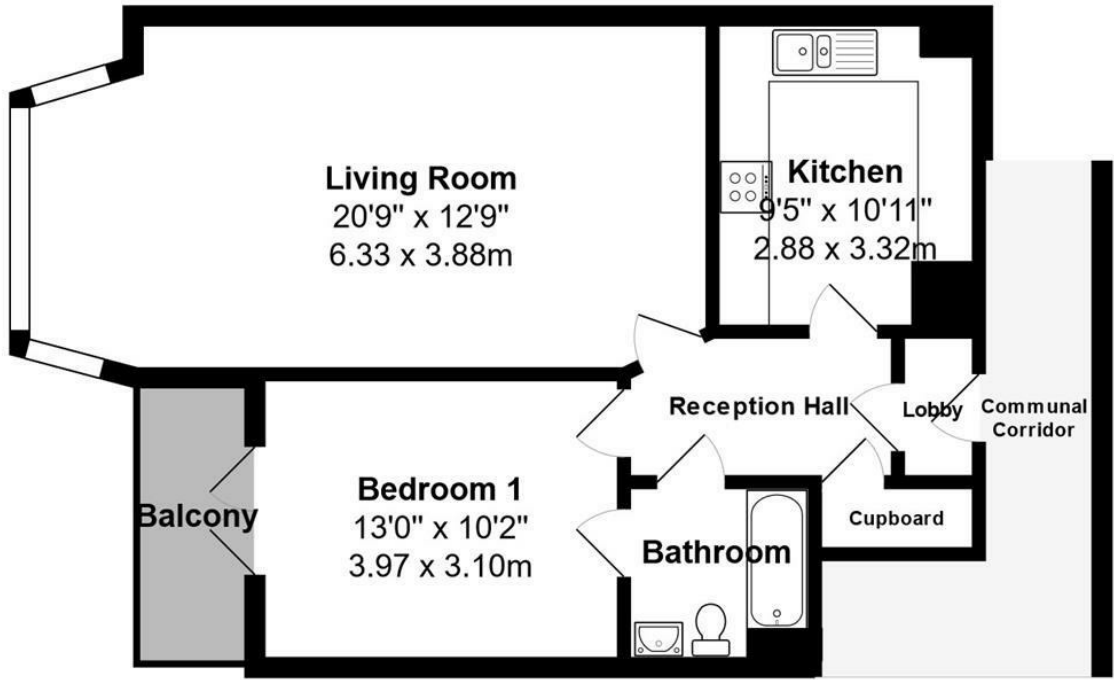
Leasehold - 999 years commencing 2004, with a share of the freehold. Annual service charge of approximately £1,973.64 (paid quarterly) which covers block insurance, all external maintenance costs, redecoration and upkeep of communal areas. The service charge is reviewed quarterly by the management committee. We understand there are no restrictions on assured shorthold tenancies (minimum six months), although holiday letting is not permitted. Keeping pets is by permission from the management company.

VIEWING

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



Floor Plan



Imperial Court, Bar Road, Falmouth, TR11 4GB

Approx Total Area: 636 ft² ... 59.1 m² (excluding balcony, communal corridor)

All measurements are approximate and for display purposes only