

FOR SALE



Swanpool
Asking Price Of £210,000


MARTIN&CO

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- STUNNING SEA VIEW
- REFURBISHMENT REQUIRED
- FIRST FLOOR PURPOSE BUILT FLAT
- SHORT WALK TO BEACH
- PERMIT PARKING

This two bedroom first floor apartment is located in an enviable coastal position in the heart of Swanpool, a short walk to the beach and nature reserve.

Accessed via external steps, the property benefits from an elevated position and has an open plan kitchen, dining and spacious lounge area with French windows opening onto a spacious balcony, providing wonderful sea views. There are two double bedrooms, both with fitted wardrobes, and a fitted bathroom with an electric shower over a corner bath. Externally there are communal gardens, including areas to dry clothes, and steps lead down to a residents' parking area.



Location:

Tremorvah Court occupies a desirable and peaceful coastal position, tucked away, in the heart of Swanpool. Swanpool beach is a small, family friendly, sandy cove on the outskirts of Falmouth. Its sheltered, clear turquoise bay is the perfect swimming spot, whilst the nearby water sports centre offers visitors the chance to try paddleboarding, sailing, kayaking and wind surfing. Stunning clifftop walks take you in either direction to Falmouth or onto Maenporth and beyond. The beach is backed by the Swanpool Lake Nature Reserve, a serene sanctuary, and a Site of Special Scientific Interest (SSSI), with its large brackish (salt and freshwater) pool that provides a home to an abundance of wildlife. Falmouth Golf Club is also located here.

The nearby bustling town of Falmouth has an abundance of shops, restaurants, cafés and other amenities as well as being well-connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is a vibrant hub for sporting and cultural pursuits as well as being a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.

EPC : C

Council Tax Band : A

Heating : Electric

Leasehold : 999 Years From 25 March 2000.

Freehold owned by Tremorvah Court Management Co Ltd.

Maintenance charge approximately £1092 per year, paid half yearly.

Managed by Homequest Property Letting & Management.

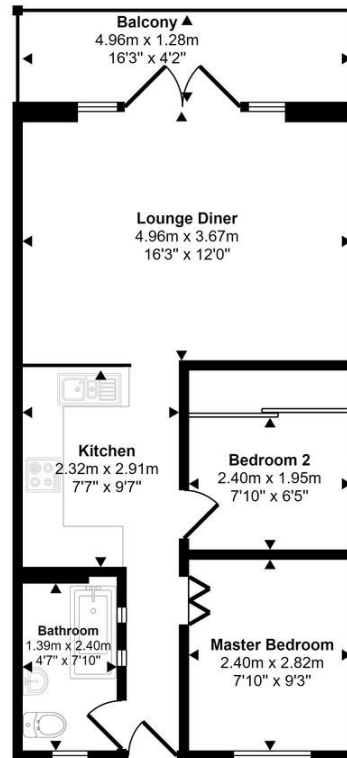
Residents Permit Parking

Holiday Letting Not Permitted in Lease

Please note, none of the appliances have been tested.



Approx Gross Internal Area
46 sq m / 497 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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