

FOR SALE



St Johns Court, Brook Place
Guide Price £220,000


MARTIN&CO

St Johns Court, Brook Place

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- FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- TUCKED AWAY LOCATION
- HOME OR INVESTMENT

LOCATION, LOCATION, LOCATION.
First floor apartment, two bedrooms,
allocated parking & tucked away
only moments from The Moor and
shops in Killigrew Street.
Ideal home or investment property

It's all about 'LOCATION' 'LOCATION' 'LOCATION'

St John's Court is tucked away from the hustle and bustle of town yet only moments from The Moor and shops at Killigrew Street.

Purpose built in the 1980's. A first floor apartment comprising two double bedrooms, light and spacious living/dining room, kitchen and bathroom. Outside, all owners have a small communal garden, shared covered drying area with bin store and allocated parking. An ideal town centre home or investment with parking. Literally a stone's throw to town.



TENURE 999 year lease from new in 1984.

Number 5 pays 1/8th share of the overall maintenance, management and insurance costs of the development, currently £1,440 per annum.

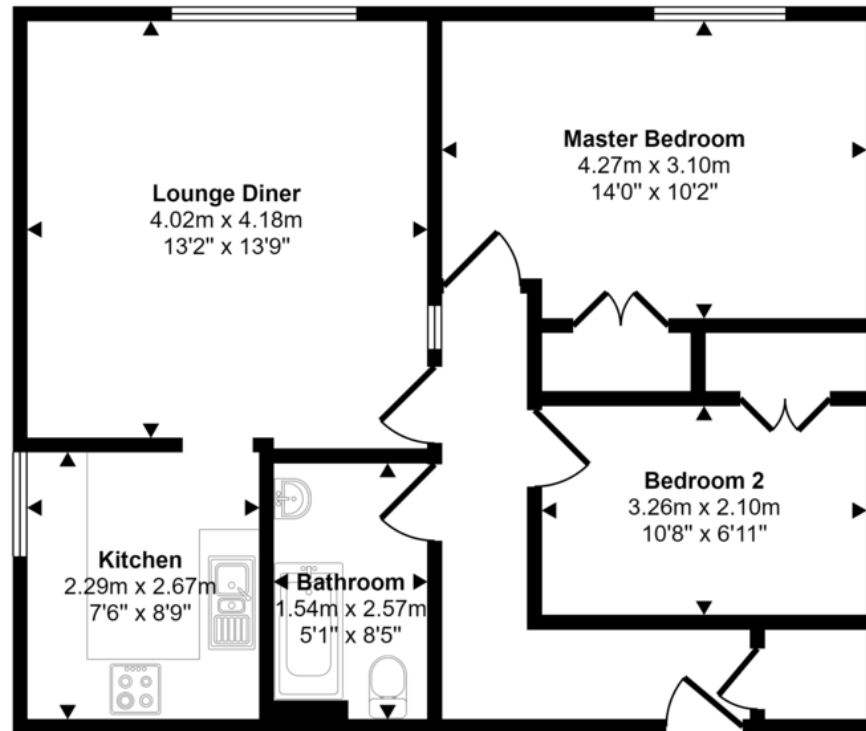
EPC E

Council Tax Band B

Falmouth boasts stunning beaches, scenic coastal walks, and a picturesque harbour. Falmouth is home to the renowned National Maritime Museum Cornwall, which offers fascinating exhibits on the region's maritime history and global seafaring heritage. The town also hosts various festivals and events throughout the year, including the Falmouth Week sailing regatta and the Falmouth Oyster Festival to name just a few. With its lively waterfront, quaint streets lined with shops and galleries, and an array of restaurants serving fresh seafood, Falmouth offers a delightful mix of seaside charm and cultural attractions. It's an ideal destination for anyone seeking relaxation, adventure, or a taste of Cornwall's rich maritime culture.



Approx Gross Internal Area
59 sq m / 640 sq ft



Floorplan

Martin & Co Falmouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.