

FOR SALE



Penvale Court, Falmouth
Guide Price £250,000


MARTIN & CO

Penvale Court, Falmouth

Guide Price £250,000

- LOVELY RIVER GLIMPSES
- WELL MAINTAINED
- CENTRAL FALMOUTH
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN

A well maintained two double bedroom, first and second floor maisonette with its own front door, located within a short walk of the shops and amenities of The Moor. The property has allocated parking and a communal garden area.



Located on the left side of Penvale Court, a flight of private steps to the side of the building takes you to a balcony with the front door on the first floor.

A small entrance hall leads to the kitchen at the rear of the property and the lounge to the front. Stairs take you to the top floor with two double bedrooms and a shower room.



The lounge is spacious with plenty of room for a comfortable seating area as well as a dining table. A large picture window to the front aspect has a pleasant, open outlook and provides lots of natural light.

There is a modern kitchen, fitted with a range of base and wall cupboards and drawers, a roll top work surface inset with a one and a half bowl sink and drainer with mixer tap. There is an integrated electric oven and gas hob with stainless steel extractor hood plus space for a free-standing fridge-freezer and washing machine. There is also room for a free-standing breakfast bar or table. Two windows look over the communal garden at the rear.

On the upper floor there are two double bedrooms, the principal bedroom being slightly larger at the front of the property with a large picture window providing lovely views across rooftops and the river to Flushing. Both bedrooms have a useful built in cupboard.

The shower room is fitted with a large shower cubicle and electric shower, a small wash basin and a low-level WC with lever flush. The walls are fully tiled with a vinyl floor, and there is a towel radiator and an extractor fan.

A large under-stairs cupboard as well as a built-in linen cupboard on the top floor provide lots of practical storage space.

Easy clean hard floorings throughout.

Externally there is one marked allocated parking space in the car-parking area, a communal drying area to the rear and some well-maintained communal gardens with established shrubberies and pleasant seating areas.



FEATURES

Worcester gas combi boiler for heating and hot water.

UPVC double glazing.

Communal paved and planted gardens with seating areas.

Allocated parking space.

Pets are permitted.

EPC C.

Council Tax Band B.

Please note, the properties in Penvale Court are not permitted to be let out.

Tenure – Leasehold plus Share of Freehold.

Leasehold - 999 years from new in 1979. The freehold is owned collectively.

The managing agent is Koti Property Management.

Current service, maintenance and management contributions made by number 6 are £1468 per annum, paid over 2 instalments every 6 months.

LOCATION

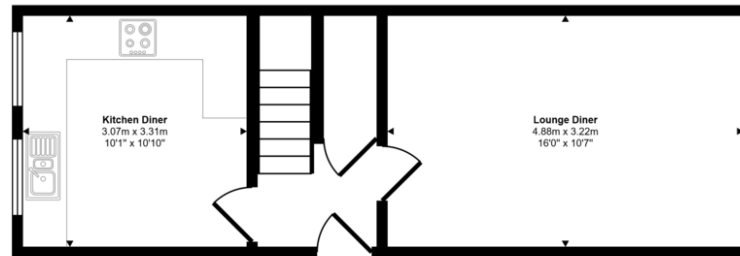
Penvale Court is a well-regarded, small purpose built development, constructed in the late 1970s. set within its own grounds, with a private car-park.

The location is highly convenient, tucked away at the end of no-through road between Killigrew Street and Kimberley Park Road, yet with the shops, cafes and other amenities on The Moor and Market Street just a short walk away. Many buyers are attracted to Penvale Court because letting is not allowed, helping to maintain a community of likeminded owner-occupiers.

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local 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 now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous walking and hiking trails just a stone's throw from Swans Reach. There are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK and Falmouth Golf Club is located nearby at Swanpool. Additionally, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.

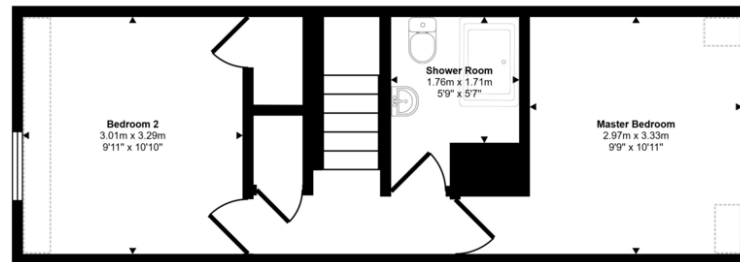


Approx Gross Internal Area
65 sq m / 700 sq ft



FIRST FLOOR

Approx 32 sq m / 347 sq ft



SECOND FLOOR

Approx 33 sq m / 353 sq ft

☐ Denotes head height below 1.5m

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.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696
<http://www.martinco.com>



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.