

**FOR SALE**



**Fountain Court, Smithick Hill**  
**Guide Price £250,000**

  
**MARTIN&CO**



# Fountain Court

Guide Price £250,000

- PURPOSE BUILT APARTMENT
- CENTRE OF FALMOUTH TOWN
- PLENTY OF NATURAL LIGHT
- GOOD STORAGE SPACE
- GAS CENTRAL HEATING

A lovely purpose built flat in the centre of Falmouth town, with lots of natural light, two large double-bedrooms, 2 bathrooms, plenty of storage and a balcony. Ideal for those wanting to be at the centre of Falmouth life and for those who prefer to be able to walk everywhere!

Fountain Court is a small block of eleven purpose-built apartments, constructed in 2012. The main door to the building is halfway down the steps of Fountain Ope, to the right-hand side of Fountain Court. Entering the communal hallway, there is a door on the left to access the secure storage area where the flat has a large lockable cage, suitable for bicycles, suitcases, surfboards etc.



The door to the flat is at the end of the hallway on the right-hand side. Once inside the flat, there is an inner hallway with doors to both bedrooms, the open-plan kitchen / lounge / diner and the family bathroom, there is also a useful hall cupboard.

The open plan kitchen / lounge / diner has a fully-fitted, high gloss kitchen at one end, with an integrated fridge-freezer and washer-dryer. There is an integrated electric oven and an inset ceramic hob with extractor fan over. In one cupboard is housed the gas boiler. As well as a very good selection of kitchen cupboards there is room for a small dining table. At the far end of the room is a triple aspect lounge area which has lots of natural light. French windows open out onto a Juliette balcony and a glass door opens out onto a small balcony with a table and chairs. There are two further windows bringing in lots of natural light and giving views across Falmouth's roof tops.

Next to the kitchen / lounge, is the principal bedroom which also has a large glass door giving access to the balcony, it also benefits from a modern ensuite shower room. The second bedroom is another very generously sized double room which has a convenient walk-in wardrobe. Finally we have the family bathroom, which has a shower over bath with a glass shower-screen, a vanity unit with a ceramic basin on top and a wall hung WC with push-button flush.

#### **TENURE**

Share of Freehold

Lease – 999 years from 1.01.2011 (approx. 984 years remaining)

Service Charge - currently £350 per quarter

No Ground Rent

Managing Agents – Smart Block Management





Aluminium double glazing throughout  
Gas central heating and hot water  
Gas boiler installed in TBC  
Bathrooms updated in TBC  
EPC – B  
Council Tax Band – B  
Secure storage cage  
Communal bin store  
Entryphone system

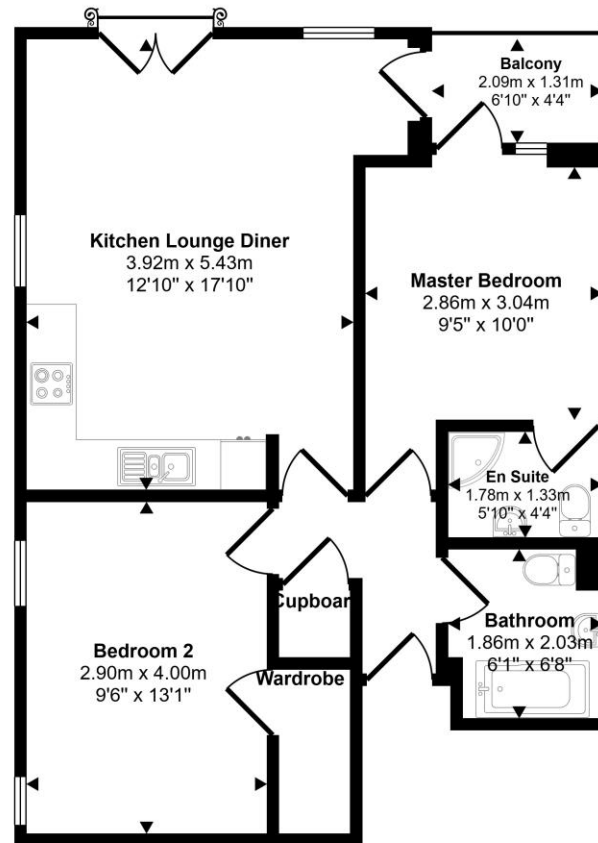
Broadband : Highest download speed available at this postcode 15 Mbps. We are informed that Ultrafast broadband will be installed in 2026.  
Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information.

#### LOCATION :

Fountain Court is ideally situated for all the shops cafes, pubs and other amenities of Falmouth town, with Market Street being less than 100 metres walk away down Fountain Ope. It is also just 0.5 miles to the Woodlane campus of Falmouth University and around 1 mile to Gyllyngvase Beach.

Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK. Additionally, Falmouth is also a centre 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  
58 sq m / 621 sq ft



First Floor

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

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