

**FOR SALE**



**Brook Court, Brook Street, Falmouth**  
**Guide Price £159,000**

  
**MARTIN&CO**

## Brook Court

Guide Price £159,000

- FIRST FLOOR FLAT
- ALLOCATED PARKING SPACE
- CLOSE TO CENTRE OF TOWN
- LOTS OF NATURAL LIGHT
- SHARE OF FREEHOLD

*This spacious one-bedroom flat is on the first floor of Brook Court, a purpose built block, close to The Moor, in a very convenient location in the heart of Falmouth. The flat is now being sold vacant and would make an excellent prospect for a first-time buyer.*



Entering the flat, there is a small vestibule before you go into the spacious lounge which has lots of natural light from a large box bay window. There is currently a mural on one wall, painted by a local artist, however this could easily be painted over by the next owner.

To the rear of the lounge, a door takes you into the inner hall, which has a large storage cupboard and an airing cupboard with shelves. To your left is a bright kitchen which is a really good size, with space for a breakfast bar or small dining table. The kitchen has a range of fitted floor and wall units and good worktop space, with a tiled splashback. There is a recently installed Zanussi ZOPNA7XN oven with



pyrolytic cleaning function, an induction hob and extractor hood, a sink and drainer with mixer tap, spaces for a small dishwasher and free-standing fridge-freezer, and a washing machine which is included in the sale. A large window looks out of the side of the building.

You next come to the shower room which has a WC, a large walk-in electric shower, and a sink and vanity unit with a mirror and bathroom cabinet above.

Finally, the double bedroom is spacious, with a built-in double wardrobe and shelves, and a built-in floor to ceiling cupboard which houses the fuse box.

UPVC double glazing

Electric storage heaters.

Electric immersion for hot water.

Allocated parking space to the rear of the building.

The communal interior areas are cleaned weekly, and the rear, external communal areas receive regular maintenance.

There is a communal bin store to the rear.

Council Tax Band B

EPC E

Standard Broadband : Highest available download speed 22 Mbps

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information

#### TENURE

Leasehold plus Share of Freehold

Lease - 999 Years commencing on and including 17 February 1972

Lease Term Remaining 945 years

Each owner of a flat in this block will own one 12th of the freehold.

Service Charge £1,140 per year (for 2026)

No ground rent.



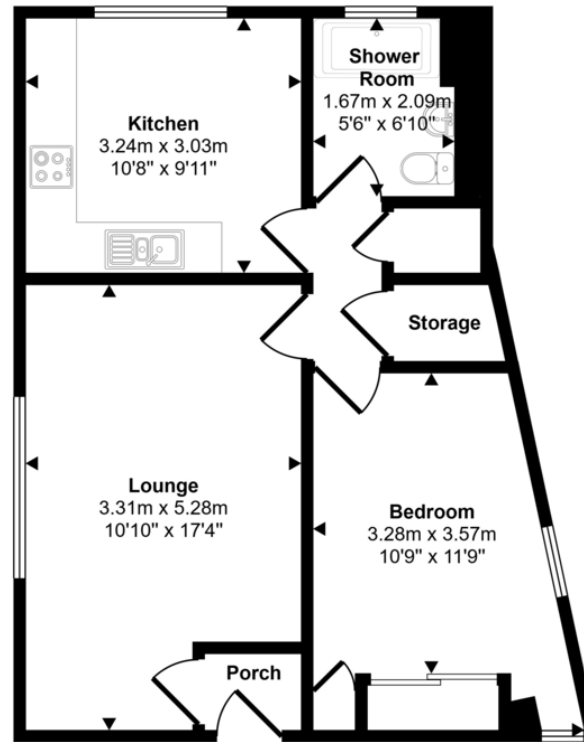
## LOCATION :

Brook Street is ideally situated for all the shops (including Tesco Express) , cafes, pubs and other amenities around The Moor and the high street. It is also just 0.4 miles / an 11 minute walk to the Woodlane campus of Falmouth University and Gylyngvase Beach is around a mile away. Multiple bus routes run nearby making public transport a great option. Kimberley Park is just a stone's throw away, providing a green oasis in which to walk and relax as well as being a venue for numerous outdoor events throughout the year.

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 sailing waters in the UK. 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  
49 sq m / 532 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.

## 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.