

FOR SALE



Rosva Morgowr, Falmouth
Fixed Price £117,000


MARTIN&CO

Rosva Morgowr

Fixed Price £117,000

- SECTION 106 PROPERTY
- FOR BUYERS WITH A LOCAL CONNECTION
- 60% OF FULL MARKET VALUE
- ALOCATED PARKING SPACE
- CLOSE TO SWANPOOL BEACH

A delightful, well presented, ground floor apartment on this popular Swanvale development, on the fringes of Falmouth. The apartment is being sold as an affordable home under the discounted purchase scheme.....

A delightful, well-presented, ground floor apartment on this popular Swanvale development, on the fringes of Falmouth. The apartment is being sold as an affordable home under the discounted purchase scheme and the buyer will need to meet the required criteria dictated by Cornwall County Council. The asking price represents 60% of the open market value.

For the first 2 weeks of marketing applications are open to local buyers with a Falmouth connection looking to get onto the housing ladder at this time.



After the initial 2 weeks marketing, if a local buyer hasn't been found, then applications will be opened out to buyers with a Cornwall connection.

A lovely ground-floor, modern, purpose-built apartment situated within the popular Wain Homes development at the rear of Swanpool. The apartment offers lovely light and airy accommodation. Entering the apartment there is a hallway providing access to all rooms. There is a double bedroom, a modern fitted bathroom and a dual aspect, open-plan kitchen-dining-living room. The kitchen has been tastefully fitted with a range of modern units along with an integrated oven and gas hob with extractor hood. There is plenty of space for a small dining area as well as a seating area.

EPC- B

Council Tax Band- A

Double Glazing

Gas Central Heating and Hot Water

One Allocated Parking Space

Mains Electricity, Water and Drainage

Ultrafast broadband available at this postcode. (Source - Ofcom.org.uk)

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

Please contact individual providers for further information

Leasehold 999 years from 1 January 2015 – 988 years remaining

Full open-market value = £195,000

60% share = £117,000

Service Charge - £1659 per annum

Ground Rent - £251.44 per annum

Managing Agents – First Port

An annual Estate Maintenance Fee of £189.92 is payable to Wain Homes for maintenance of the communal areas of the estate.



LOCATION

Rosva Morgowr is a sought-after location on the outskirts of Falmouth town centre with footpaths off the development to Swanpool Beach, the Nature Reserve and Falmouth Golf Club. 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.

ELIGIBILITY

We give preference to those with a local connection to Falmouth however we can also consider those with a Cornwall connection if no applicants with the town connection come forward after a period of 2 weeks from advertising. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the local connection cascade to Cornwall be triggered.

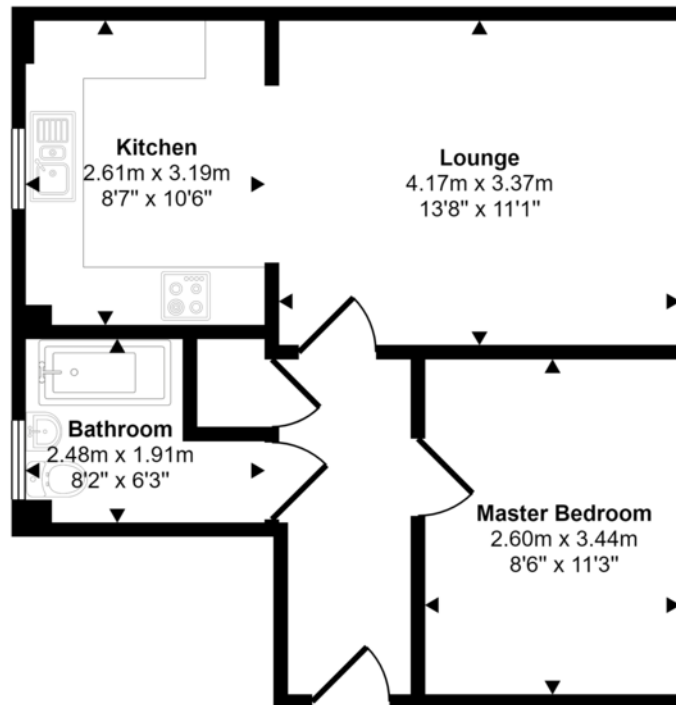
- OR
 - 12 months + current residency
- OR
 - permanent employment 16 hours + per week
- OR
 - Previous residency 5 years +
- OR
 - Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister)
- OR
 - Being in such other special circumstances which the Council considers requires the applicant to reside in the Town or County as appropriate asn which is consistent with the Council's Cornwall Homechoice policy as amended from time to time

In addition the applicant will need to:

- **Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market**
- **Have a maximum household income of £80,000**
- **Have a minimum 10% deposit (or 5% with relevant AIP)**
- **Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)**
- **Have viewed and offered on the property**

PROOF OF YOUR LOCAL CONNECTION (USUALLY IN THE FORM OF COUNCIL TAX / UTILITY BILLS, BANK STATEMENTS, PAYSLIPS ETC, WILL NEED TO BE PROVIDED IN ORDER TO MAKE AN OFFER ON THE PROPERTY.

Approx Gross Internal Area
43 sq m / 463 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

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.