



2 bed apartment to buy in TR11

14 Melvill Road, Falmouth, Cornwall, TR11 4AS

£180,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ A first floor apartment conversion
- ✓ Set in a popular and prominent location
- ✓ A few minutes walk to the sea front and beaches
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This well presented TWO BEDROOM FIRST FLOOR APARTMENT forms part of a conversion in a large older style Edwardian semi detached house, on Melvill Road within a few minutes walk to Falmouth's famous long sea front, beaches, Pendennis Castle, The Dell branch line station and eclectic town centre.

This delightful apartment is considered ideal as a permanent home or an addition to an investors portfolio. Incidentally, the apartment has been successfully let for many years and comes to the market as a chain free sale due to the completion of the last short hold tenancy.

The property is light and bright, decorated in neutral tones with features including UPVC double glazing (where stated), a security entry phone system, a range of independent electric heaters, a kitchen with some appliances included, and a combination of quality floor covering throughout.

The accommodation in brief includes, communal entrance hall and turning staircase to the first floor, own front door leading into the kitchen/dining room, and in the hallway staircase leads down to a large bathroom/WC in white. The door from the kitchen dining room takes you into the front hallway giving access to the sitting room and two double bedrooms. Outside the building there are communal gardens and one allocated parking space.

The accommodation in brief includes, a communal entrance hall and a turning staircase to the first floor. It's own front door leads into the kitchen dining room, and in the hallway a staircase leads down to a large bathroom/WC in white, the door from the kitchen dining room takes you into the front hallway giving access to the sitting room and two double bedrooms. Outside the building there are communal gardens and one allocated parking space.

As our clients sole agents we thoroughly recommend an immediate viewing to secure this apartment. Why not call for an appointment to view today!

The accommodation comprises:
Communal front door and security entry phone system leads to:

Communal reception hall

Staircase to the first floor landing and own front door to:

Kitchen/dining room 4.27M (14'0") x 4.27M (14'0")

(measured to walls)

A delightfully bright south facing room which has been with a range of matching wall and base units in beech effect, brushed steel handles, granite effect work surfaces and matching splash backs over, electric ceramic hob with stainless steel back plate, matching cooker hood over, and a single fan assisted oven under, single drainer stainless steel unit with chrome mixer tap, plumbing for a washing machine, wall mounted electric heater, built in cupboard with lagged copper cylinder and immersion, hard wearing wood finished flooring, Dimplex night storage heater, panelled internal door to hallway, fitted carpet and storage cupboard.

Sitting room 3.91M (12'10") x 2.57M (8'5")

Into recess

With deep angular bay and large UPVC double glazed window enjoying a pleasant outlook to the front and distant river views, fitted carpet, wall mounted electric ceramic radiator, four panelled internal door.

Bedroom one 4.17M (13'8") x 2.44M (8'0")

(Including wardrobe)

Having a recessed double glazed window again with a pleasant outlook and partial river views in the distance at the front. An electric ceramic radiator, double fitted wardrobe with overhead storage, four panelled internal door and a fitted carpet.

Bedroom two 3.15M (10'4") x 2.90M (9'6")

Plus bay

An angular bay with tall UPVC double glazed windows overlooking the side aspect, electric ceramic radiator, fitted carpet and a central ceiling light.

Staircase

From the kitchen/dining room leading down to the rear hallway.

Bathroom 2.69M (8'10") x 1.98M (6'6")

With a white suite comprising of panelled bath, Myra Jump thermostatically controlled electric shower and tile surround, ladder style heated towel rail, pedestal wash basin with tile splash back, low flush WC, two recessed frosted double glazed windows and night storage heater.

Outside

There are small communal gardens to the rear of the property.

Parking

There is one allocated parking space for this apartment.

Council tax

Band b

Lease details

999 years from September 1988, 962 years remaining.

Management company

Managed by the freeholder with each apartment having a representative director. Service charges are £1320.00 annually from the 1st November 2024 - 31st October 2025, leaseholders can pay the service charges monthly. Pets are only for owners and with permission of the management company, no holiday letting but short hold tenancy letting is allowed.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 962

Annual Service Charge Amount: £1,320.00

Price: Starting Bid £180,000

Property Type: Apartment

USPs: New build

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

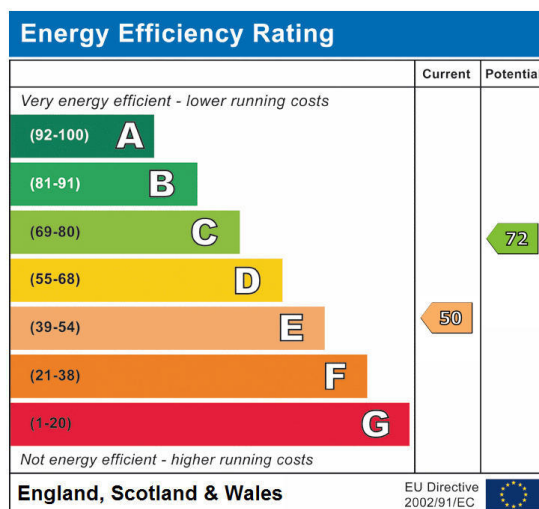
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



14 Melvill Road, Falmouth, Cornwall, TR11 4AS

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

