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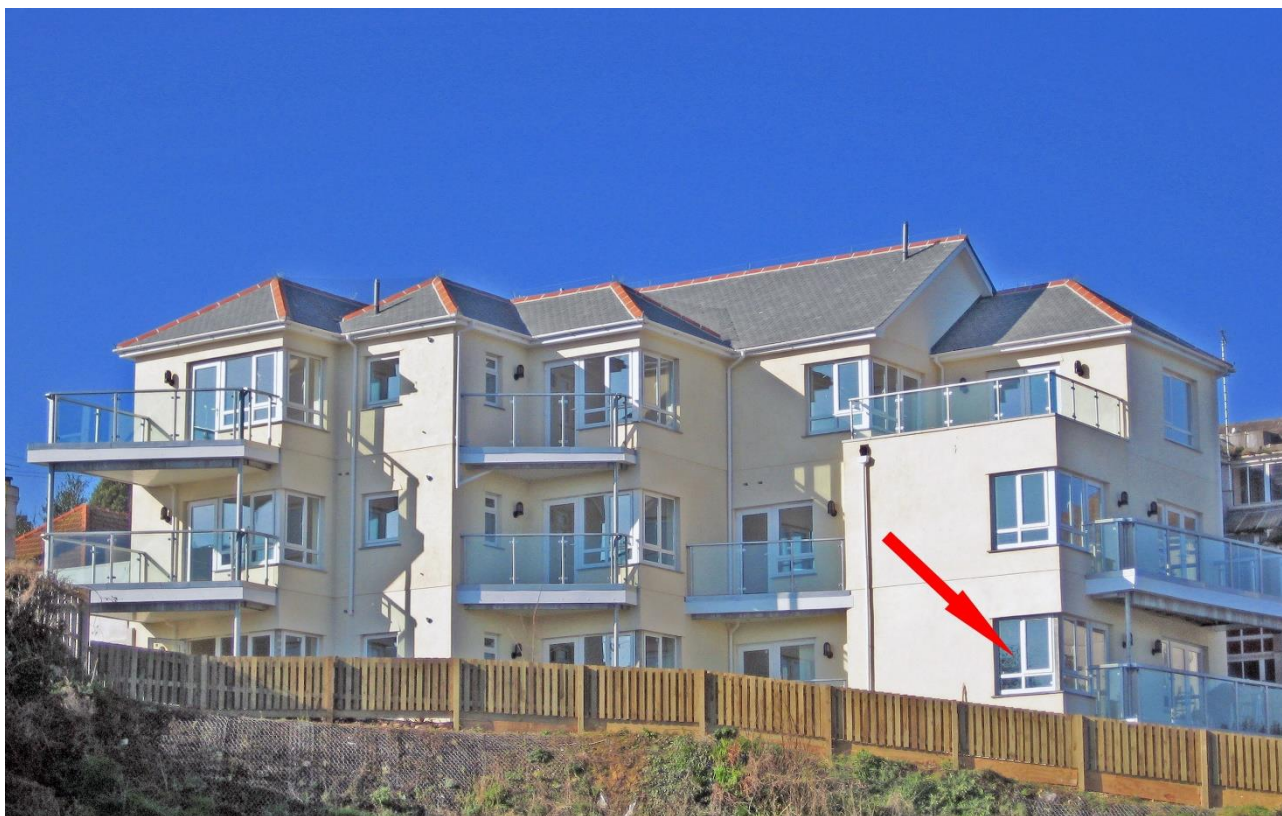
THE CORNWALL ESTATE AGENT

Ref: LCAA9070

£299,950

Apartment 1, Treloquithack,
Meadowbank Road, Falmouth, Cornwall, TR11 2ND

LEASEHOLD
(plus share of Freehold)



Situated in a modern, purpose built building, in a highly convenient location close to Falmouth's vibrant town centre, a surprisingly spacious, refurbished ground floor 3 double bed roomed, 2 bathroomed apartment. Offering naturally light, well proportioned accommodation, two sit out balconies and gated allocated parking. An ideal first time buy, retirement purchase or investment opportunity. To be sold with no onward chain and ready for immediate occupation.



Falmouth Harbour



SUMMARY OF ACCOMMODATION

Communal entrance hall, entrance hall, living room, kitchen, three double bedrooms – 1 en-suite shower room, family bathroom.

Outside: two sit out balconies accessed from the living room/bedroom 2 and separately bedroom 1. Visitor's parking and one allocated gated parking space.

DESCRIPTION

Treloquithack is a popular purpose built development, completed in 2008 on a residential road on the favoured Greenbank side of Falmouth town. Perched high above the Penryn river, with glimpse views both over and between rooftops down to the river itself and the Fal Estuary, with Falmouth's bustling town centre a short walk away.

Apartment 1 offers surprisingly spacious and naturally light accommodation with a good sized living room which opens onto a broad and deep balcony, which spans across the back of the building, with access also off bedroom 2. There are two further double bedrooms, bedroom 1 having its own sit out balcony and refitted en-suite shower room, as well as a refitted family bathroom and well appointed kitchen.

The apartment has recently been refurbished, following an extended tenancy since its construction in 2008, including new carpets, redecoration, re-fitted bathroom, refurbished kitchen and general décor. Since construction, Apartment 1 has been tenanted very

successfully and in today's market would easily achieve a rental income of £1,100pcm. Whilst without doubt Apartment 1 would make a fantastic investment opportunity, it is equally suitable as a first time purchase or retirement purchase for those seeking easy and practical convenience, close to the town centre's amenities.

To be sold with no onward chain and ready for immediate occupation.

LOCATION

Meadowbank Road is a popular residential road on the favoured Greenbank side of Falmouth, with the picturesque Penryn river which flows out into the Carrick Roads running parallel with the town centre. The road offers a blend of attractive, period homes, purpose built apartments alongside some highly contemporary, bespoke one off residences. From Treloquithack, into Falmouth town centre is a short, mostly level walk until reaching the brow of Falmouth's high street which descends down to its main shopping thoroughfare.

The sought after Greenbank side of the town adjacent to the Penryn River which provides some of the best and safest day sailing waters in the country. The town of Falmouth is within easy walking distance of the property providing an excellent array of individual local shops and larger national stores intermingled with restaurants, cafés, bars and tearooms, many of which are situated along the waterfront. Falmouth offers primary and secondary schools together with a renowned art college and has a branch line station that connects to Truro, Cornwall's capital city which provides an even wider array of leisure, commercial and retail facilities and an onward link to London Paddington with approximate travel time of 4½ hours.

There are many attractions within the picturesque port such as the recently developed Events Square and Maritime Museum. The Maritime Square features musical productions and Falmouth Pavilions hosts regular musical and theatrical events. Falmouth has a lovely sea fronting promenade on one side which also provides easy access to some lovely sandy beaches and there are several excellent golf courses within a short drive of the town, most notably at Falmouth and Budock Vean. Falmouth's road network provides easy access to both the capital city of Truro and the A30 which provides a dual carriageway link all the way northwards to Exeter where it joins the national motorway network. Travelling deeper into Cornwall on the A30 there is easy access to all the north coast's surfing and bathing beaches and the coastal resorts such as St Ives and Penzance.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Obscure glazed uPVC front door opens into the communal entrance hall, from road level, with stairs descending to the ground floor communal hall. There is also an exterior flight of steps descending to a part obscure glazed door.

ENTRANCE HALL. Which in turn serves all three double bedrooms, family bathroom, kitchen and living room. Two radiators. Telephone entry buzzer system. Two useful storage cupboards.

LIVING ROOM – 13'9" x 13'5". A spacious, naturally light living space, with full height glazed patio doors, plus window to side, opening to the rear elevation onto a broad sit out decked balcony with glimpses between and across rooftops to the Penryn River and Fal

Estuary beyond. A spacious room, naturally light, warmed by a large radiator. The sit out balcony is equally large, ample big enough for a table and chairs, with glass balustrade and steel handrail.



KITCHEN – 10'2" x 7'7". Another spacious room, well fitted with shaker style matching wall and base units under square edged solid oak worktops and comprising a range of fitted appliances including a full height concealed fridge/freezer, integral washer/dryer, undercounter dishwasher, electric oven with four ring gas hob and extractor fan over and a wine fridge. With a 1½ bowl stainless steel sink and drainer, inset spotlights and wall mounted combination Vaillant gas boiler.



From the entrance hall, door to:-

BEDROOM 1 – 13'7" x 11'. A good sized double bedroom with full height glazed door and window to the side elevation opening onto its own sit out balcony, facing south east and getting the best of the morning sunshine. A large double bedroom with useful storage cupboard, radiator and door to:-

EN-SUITE SHOWER ROOM. Comprising low level flush wc, pedestal wash hand basin and walk-in shower enclosure (to be fitted).

BEDROOM 2 – 17'9" x 10'1" (max measurements). A spacious, dual aspect room positioned to the rear of the apartment, with corner double glazed window, full height glazed door both opening onto, and overlooking the broad sit out balcony, also accessed off the living room, with a glimpse between rooftops down to the Penryn River. A spacious double bedroom with useful storage cupboard and radiator.

BEDROOM 3 – 12'3" x 10'8". Another good sized double bedroom, lit by a high level obscure double glazed window to the side elevation. Two sets of double fitted wardrobes. Radiator.

FAMILY BATHROOM. Beautifully appointed with a contemporary white suite comprising low level flush wc, pedestal wash hand basin and panelled bath with mixer shower over with modern floor to ceiling tiling and floor tiles, lit by inset downlighters and warmed by a wall mounted ladder style heated towel rail.



OUTSIDE

As mentioned, from both the living room and bedroom 2, there is a large covered sit out balcony with glass balustrade, plus separately a smaller sit out balcony facing south east off bedroom 1.

To the front, immediately accessed off Meadowbank Road are allocated visitor's parking spaces, with a remote operated vehicular entrance to the side which descends down to the rear of Treloquithack where there is allocated parking for one vehicle per apartment.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR11 2ND.

SERVICES – Mains water, drainage, electricity and gas.

COUNCIL TAX BAND – E (see www.mycounciltax.org.uk).

TENURE – Leasehold – 999 years commenced 2008 plus 1/6th share of freehold. Maintenance charge approximately £1,000 per annum.

DIRECTIONS – Proceed along Commercial Road through Penryn, heading straight across at the first roundabout adjacent to Pets At Home, and at the next roundabout, turn left onto North Parade. Remain on North Parade, with the river on your left hand side proceeding towards Falmouth town centre, and upon reaching the Greenbank Hotel, on the left hand side, turn right onto Symons Hill. Proceed up Symons Hill, taking the second right hand turning onto Meadowbank Road and Treloquithack can be found after a short distance, on the right hand side.

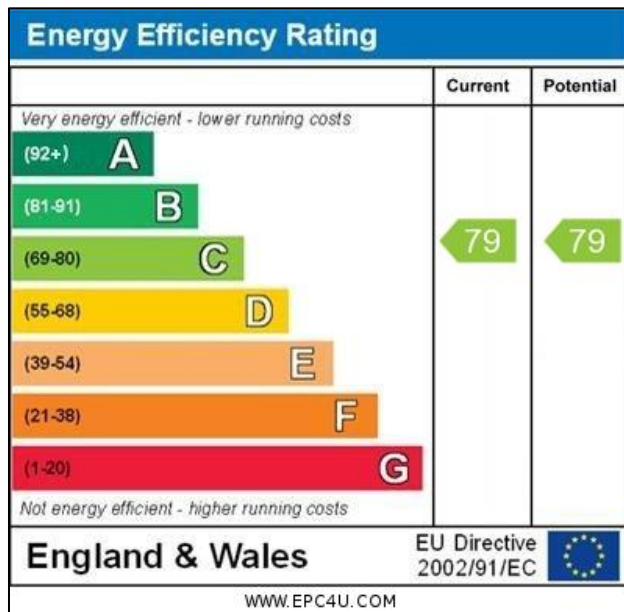
AGENT’S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT’S NOTE 2 – The photograph included within these details of the bathroom was taken in Apartment 4 which is finished to a comparable standard.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

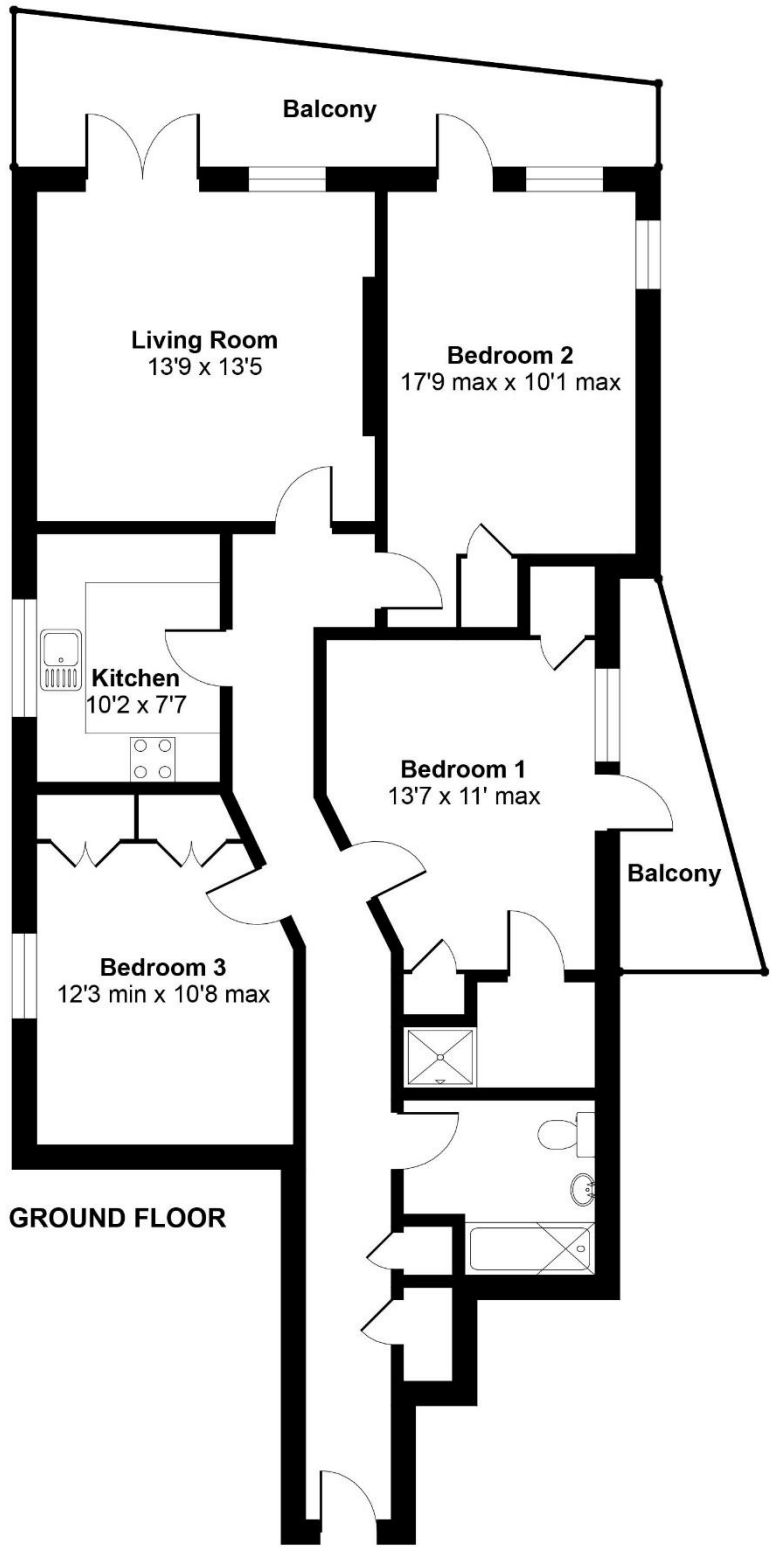


Not to scale – for identification purposes only.

Treloquithack, Meadowbank Road, Falmouth

Approximate Area = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Lillcrap & Chilcott. REF: 881943

