



Melvill Court

Falmouth



14 Melvill Court

Sea View Road, Falmouth, TR11 4RJ

Located within moments of Gyllyngvase Beach, the seafront and town centre, this beautifully situated and very well presented second floor apartment provides low maintenance and open plan living along with sea views, a private and covered balcony, allocated garage and beautiful communal gardens.





The property

- Highly-regarded development of apartments built in 2001
- Set within well-planted grounds affording privacy and discretion
- Second floor apartment with sea views and private balcony
- Elevator access
- Private entrance lobby
- Reception hall with videocomm entry phone system, storage cupboard and French doors to the living room
- Open-plan living room / dining room / kitchen with sea views and French doors to the covered balcony
- Kitchen with dishwasher, washing machine / dryer, gas hob, extractor and electric oven
- Master bedroom with fitted wardrobes, en suite shower room and Juliet balcony
- Second bedroom with airing cupboard
- Family bathroom

Outside space, the grounds and garage

- Covered and south facing balcony with sea views, sitting out space and external light
- Beautifully planted and well-tended communal gardens with seating area
- Allocated garage with power and light
- Visitor parking spaces (two spaces to the right of the main entrance)
- Communal bin store

Distances

Fox Rosehill Gardens – 175 yards;
Gyllyngvase Beach – 700 yards;
Falmouth town centre – 0.5; Kimberley Park – 0.5;
branchline rail (Falmouth Town) – 0.5; Swanpool – 0.5;
Maenporth – 2.5; Enys Gardens – 3.8;
Tremough (University campus & Innovation Centre) – 4;
Flushing – 4.5; Mylor Yacht Harbour – 5;
Helford Passage – 6; Truro – 11.5;
Cornwall Airport (Newquay / Mawgan Porth) – 29.5
(All distances are approximate and in miles)

What 3 Words

///novel.pure.force





The Location

Located within a short walk of Gyllyngvase Beach, the town centre, harbourside and seafront, Melvill Court is perfectly situated for the very best that this thriving seaside town has to offer. Within a short distance, the beautiful gardens of Fox Rosehill and Kimberley Park, along with the tennis club, churches, doctors' surgery and coast path to Swanpool can all be found.

With its leafy, quiet and relaxing position, combined with superb convenience and good connectivity, Melvill Court is the perfect answer for anyone looking for a low maintenance, high quality and well situated residence.

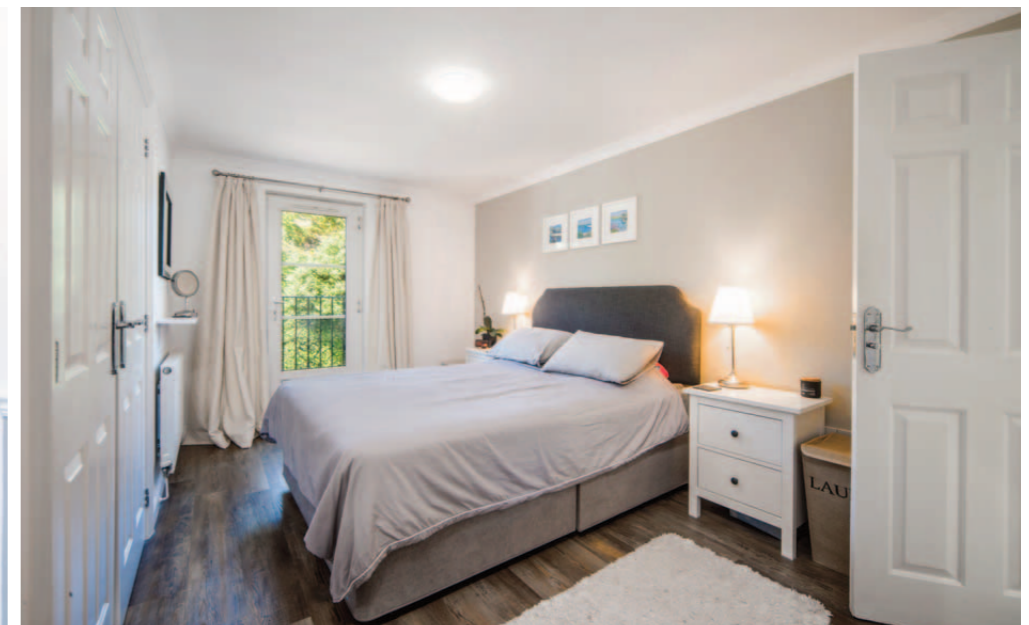
Tenure, services and general information

Leasehold. 999 years from 2001. Annual charges of £2,498 include building insurance, upkeep of common areas, window and gutter cleaning, external painting, ground rent and administration. Please note that holiday letting is not permitted. Pets are allowed.

Services: Mains electricity, gas, water and drainage.
Broadband: Ultrafast Full Fibre is available in the postcode. Council Tax: Band D

Directions

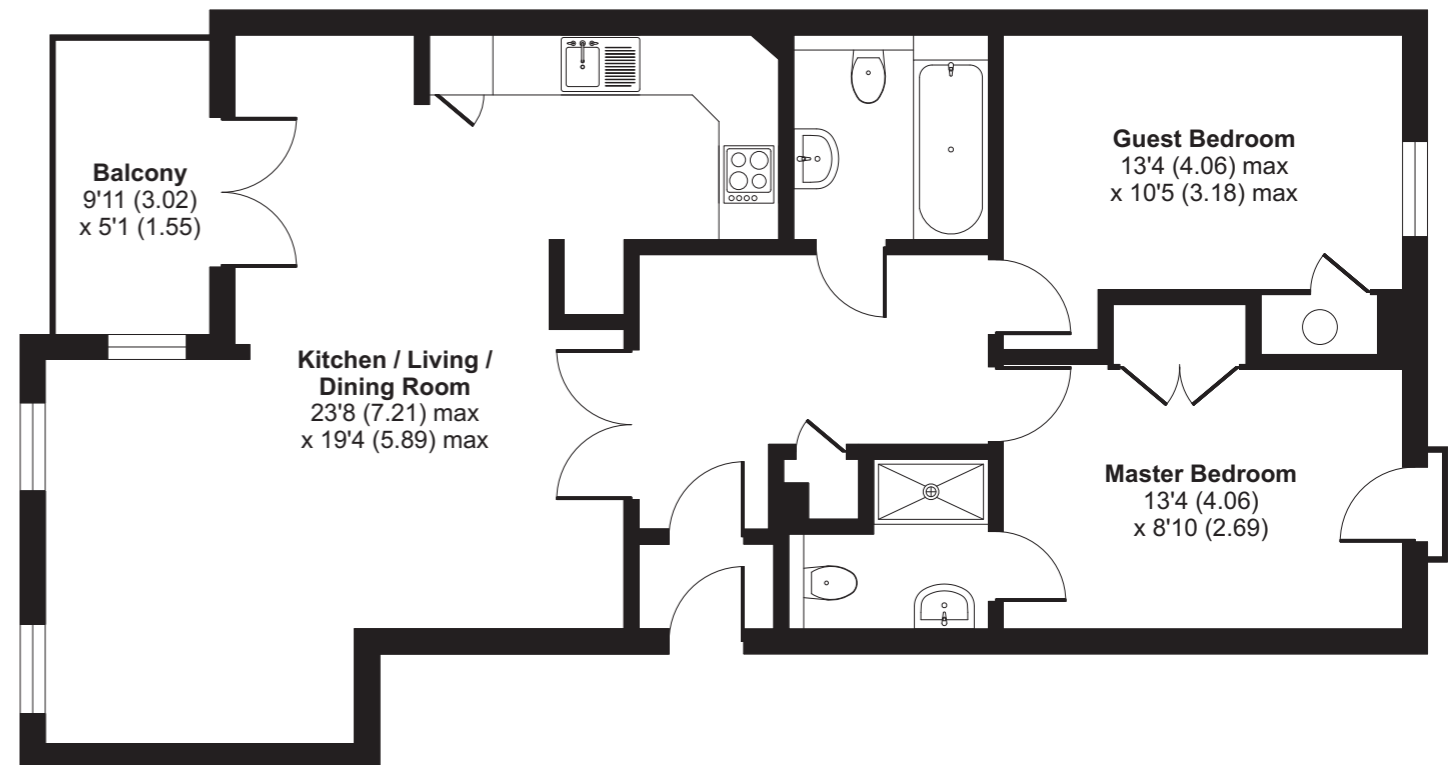
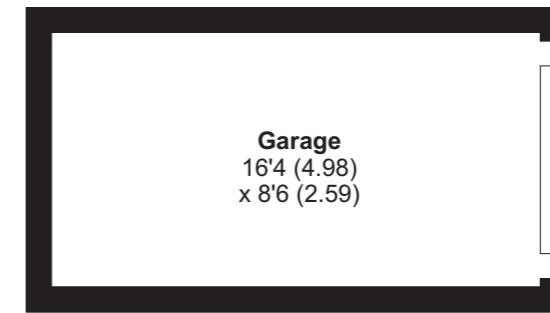
Travelling into Falmouth along Dracaena Avenue, continue into Western Terrace, and at the mini roundabout crossroads (at the junction with Woodlane), turn right into Pennance Road. Take the first turning on the left into Sea View Road where Melvill Court is situated on the left hand side.





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Main House = 870 sq ft / 80.8 sq m
 Total = 1009 sq ft / 93.7 sq m (includes garage)
 For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Shore Partnership Limited. REF: 1161354

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

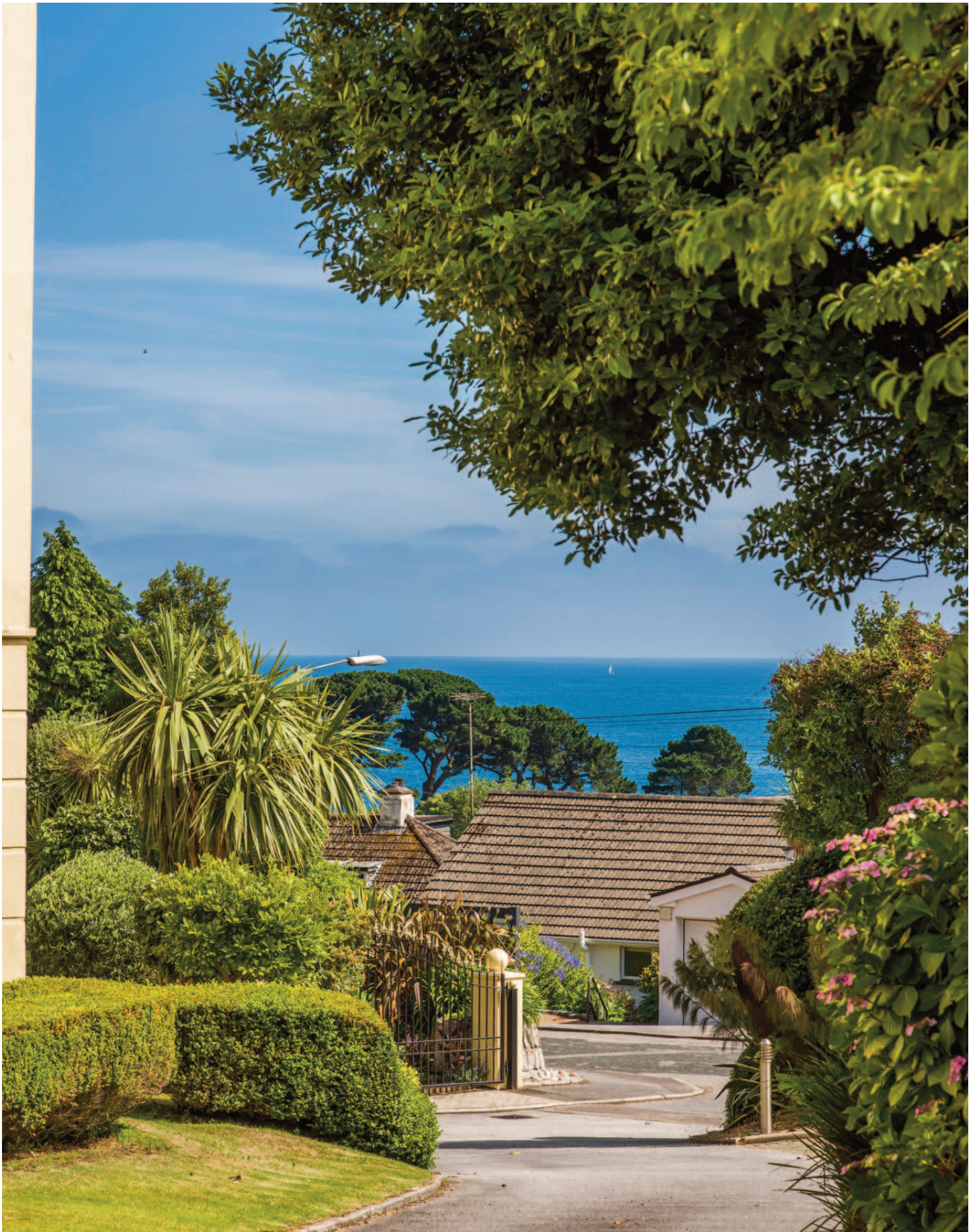
FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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 Registration No. CBP2277

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