



10 Sea View Court

Falmouth



10 Sea View Court, Sea View Road, Falmouth, TR11 4BZ

Located within moments of Gyllyngvase Beach, the seafront and town centre, this beautifully situated garden apartment provides low maintenance and open plan living along with private outside space, allocated parking and a peaceful atmosphere, situated in a tremendously convenient and leafy position.

Distances

Fox Rosehill Garden – 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)

The location

Located within a short walk of Gyllyngvase Beach, the town centre, harbourside and seafront, Sea View 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.



For generations, Falmouth has been considered one of Cornwall's most desirable places in which to live and the town has repeatedly been voted as one of the best coastal towns in the whole of the UK.

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





Tenure, services and general information

Leasehold. 999 years from inception. Annual charges of £2,000 (paid quarterly) include building insurance, upkeep of common areas, window and gutter cleaning, external painting, ground rent and administration (Sea View Court Property Management Company Ltd). Please note that holiday letting and pets are not permitted.

Services: Mains electricity, gas, water and drainage. Broadband is available in the postcode.

Council Tax: Band D

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Directions

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

The property

- Highly-regarded development of apartments built in 2006
- Set within gated and well-planted grounds with external lighting
- Lower ground floor garden apartment
- Elevator access with motion sensor lighting within communal hallways
- Private entrance porch
- Hallway with videocom entry phone system, airing cupboard and French doors to the living room.
- Open-plan living room / dining room / kitchen with pleasant outlook over the private garden and communal grounds. French doors to the garden.
- Kitchen with central island, NEFF gas hob, oven and dishwasher. Candy dishwasher, Hotpoint washing machine / dryer, large wine cooler.
- Family bathroom with Villeroy & Boch sanitaryware.
- Master bedroom with extensive fitted wardrobes and fitted cupboard, French doors to the rear courtyard and en suite shower room with Villeroy & Boch sanitaryware
- Second bedroom with fitted wardrobe and French doors to the rear courtyard

Outside space, the grounds and store

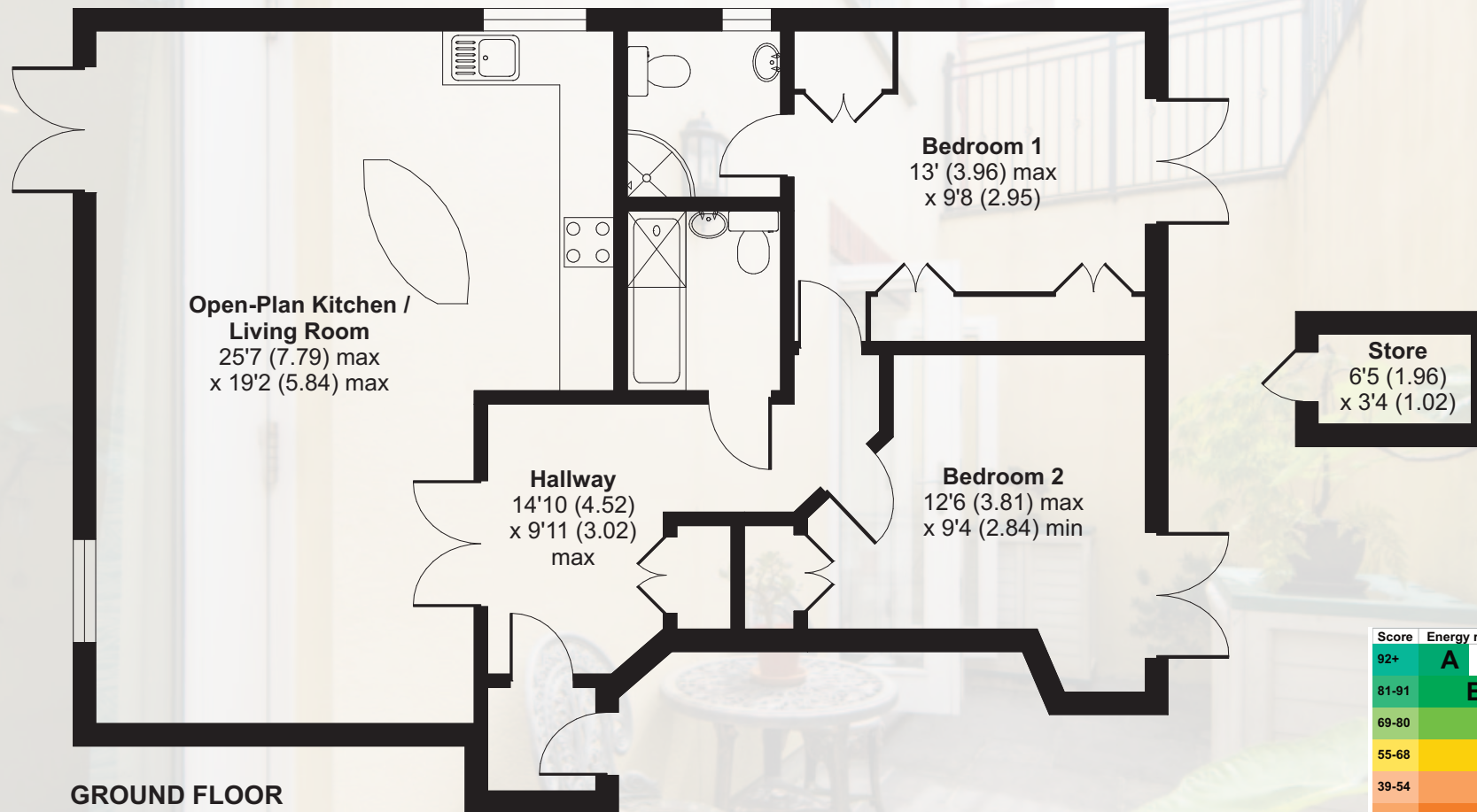
- Privately owned front lawn and covered patio terrace (facing southeast) with access to the living room
- Privately owned rear courtyard garden accessed from both bedrooms (facing northwest)
- Allocated parking space
- Communal bin store (adjacent to main entrance gates)
- Individual lockable store with light (great for bikes, boards and general storage)





Flat 10, Sea View Court, Sea View Road, Falmouth, TR11 4BZ

Main House = 945 sq ft / 87.8 sq m
Total = 963 sq ft / 89.5 sq m (includes outbuildings)
Outbuilding = 18 sq ft / 1.7 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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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.

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