



5 Bridge House Apartments, Melville Road, Falmouth, TR11 4GJ

Guide Price £340,000 Leasehold

A great opportunity to own this stylish and well presented two bedroom first floor apartment which is set in a prime residential location at the end of Melville Road, within walking distance of the sea front, castle beach, Pendennis Point and Castle, Falmouth docks branch line station linking to the cathedral city of Truro and a level walk into Falmouth bustling town centre and waterside districts. This fine development was built in 2021 to a high standard with our client buying the property from new and since then has been a comfortable home for our client, latterly a successful letting investment.

- A stylish first floor apartment
- Prime location near the sea front and town
- Gas central heating by radiators, UPVC double glazing
- Two double bedrooms, two bathrooms
- Being sold with 'no onward chain'
- Energy Efficiency Rating Band B
- Set in a small exclusive development
- Built and finished to a high standard in 2021
- Generous living room/fitted kitchen with balcony
- Underground garage parking, lift access
- A long leasehold, share of the freehold

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

As you would expect, the apartment is packed with features including gas fired central heating by radiators, UPVC double glazed windows and doors, a secure key fob and entry phone system, a lift service to all floors, a rear facing balcony with a pleasant outlook, a fitted kitchen with appliances and a combination of hard wood finish flooring and fitted carpets.

AS OUR CLIENTS SOLE AGENTS WE THOROUGHLY RECOMMEND AN IMMEDIATE VIEWING TO APPRECIATE AND SECURE THIS FINE APARTMENT.

WHY NOT CALL FOR A PERSONAL VIEWING TODAY!

THE ACCOMMODATION COMPRISES

The front door leads into a communal hallway.

COMMUNAL HALLWAY

The main entrance there is a lift access or a marble floor communal hallway and staircase leading to the first floor.

ENTRANCE VESTIBULE

With radiator, marble floor tiling, telephone entry system and open plan to:

RECEPTION HALL

With access to principal rooms, hard wearing wood finish flooring, inset ceiling spot lights, a cupboard housing a Tempest pressurised hot water system.

LIVING ROOM/KITCHEN - 9.27m x 0m (30'5" x 0'0"0)

Total measurement

LIVING AREA - 4.01m x 3.61m (13'2" x 11'10")

A delightful and bright triple aspect room which has wrap around double glazed windows and shutters to the front and side elevations, second side window, spotlights, double radiator, continuing hard wood finished flooring, open plan to:

KITCHEN AREA - 3.66m x 3.3m (12'0" x 10'10")

Again with dual aspect, having full length double glazed window overlooking the side aspect and broad UPVC double glazed patio door with fixed side panel leading to the balcony. The kitchen is comprehensively equipped with a range of matching wall and base units in high gloss finish, wrap around black granite work surfaces with tiled splash backs over, one and a half bowl single drain stainless steel sink unit with chrome multifunction, flexible extendable tap, four ring gas hob with glass splash back, stainless steel and glass extractor hood over, single oven under, space for tallboy fridge freezer, wine rack, inset ceiling spotlights, slimline dishwasher, cupboard concealing an ideal gas central heating boiler.

BALCONY - 4.27m x 1.14m (14'0" x 3'9")

With safety balustrading and a deck surface enjoying a lovely outlook across the railway line to light woodland opposite. This is a lovely area to relax and entertain your family and friends.

PRINCIPAL BEDROOM - 4.37m x 2.84m (14'4" x 9'4")

Plus 5ft 7inx3ft 1in

With double glazed window enjoying a pleasant outlook to the rear aspect across the railway line to light woodland, radiator, fitted carpet and door to:

ENSUITE SHOWER ROOM - 1.98m x 1.22m (6'6" x 4'0")

Luxuriously appointed with white suite comprising a large walk in fully tiled shower area, chrome mixer shower and glass shower screen, inset ceiling spotlights, extractor fan, chrome ladder style heated towel rail, wash hand basin set on a vanity unit, incorporated low flush wc alongside, fully tiled walls, mirrored bathroom cabinet, hard wearing wood finish flooring.

BEDROOM TWO - 3.38m x 1.98m (11'1" x 6'6")

Plus 3ft 3in x 3ft

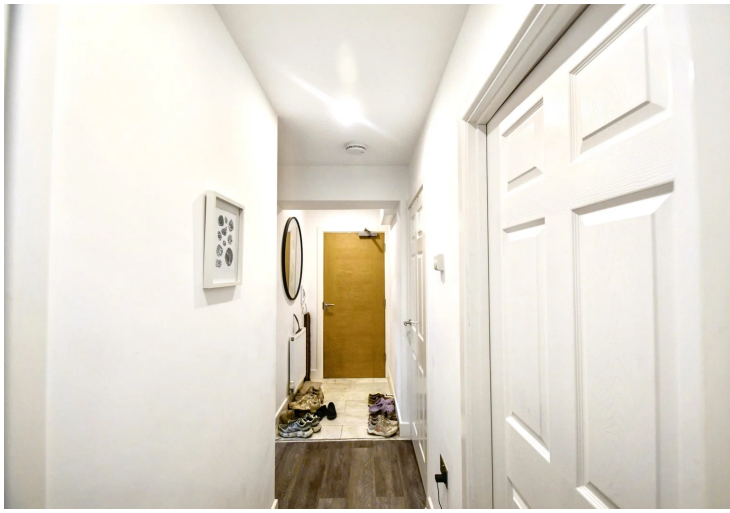
With inset ceiling spotlights, fitted carpet, radiator, double glazed window enjoying a pleasant outlook to the front aspect and Melville Road.

BATHROOM

Luxuriously appointed with white suite comprising a panelled bath with contemporary chrome mixer tap, mixer shower, tiled surround and glass shower screen, ladder style heated towel rail, china hand wash basin set on a vanity unit with fitted mirror and splash back over, incorporated low flush wc alongside, extractor fan, and inset ceiling spotlights.

POST ROOM

At the front of the block there is a doorway leading to a room which has both the postboxes for the development, individual gas meters and a bin store next to it.



GARAGE PARKING

To the right hand side of the block there is a large door leading to a communal underground garage and this apartment has a generous allocated parking space which will take a large family car or SUV.

COUNCIL TAX

Band D

SERVICES

Mains drainage, water, electricity and gas.

LEASEHOLD

999 years (994 remaining)

SERVICE CHARGES

£1885 per annum. This includes building insurance, lighting, upkeep of the communal areas both internally and externally, monthly window cleaning, upkeep and maintenance of the fire system and lift maintenance contract.

FREEHOLD

Each apartment owner will benefit from a 1/12th share of the freehold with the freehold being owned by the management company. We understand that holiday letting is not permitted at this development.

Kimberleys Estate Agents

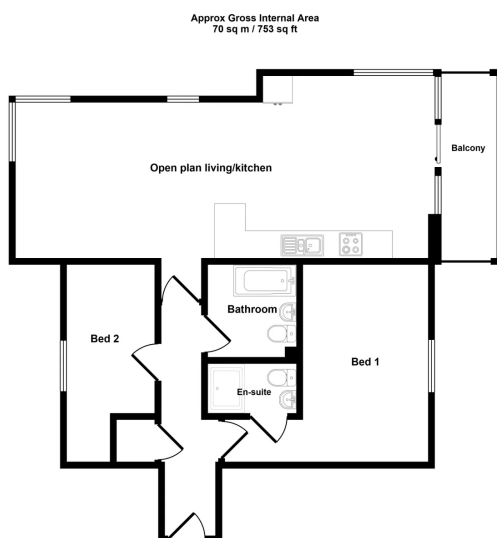
29/29a Killigrew Street, Falmouth, Cornwall



01326 311400

info@kimberleys.co.uk

<https://www.kimberleys.co.uk/>



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.

 **Kimberley's**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

Important Note: None of the services have been tested. Measurements, where given, are approximate and for illustrative purposes only. Residents cannot be guaranteed and must be absolutely satisfied prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are not at all as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

