



MAP estate agents
Putting your home on the map

**Boslowick Road,
Falmouth**

**£180,000
Leasehold**





**Boslowick Road,
Falmouth**

**£180,000
Leasehold**

Property Introduction

This upper floor flat is situated in one of a block in the popular Boslowick area on the fringe of Falmouth town.

Located above a small range of shops, this second floor apartment is well presented and currently tenanted. The tenants would love to remain should an investor be interested in the property.

The flat is spacious and has a hallway with ample storage, a light and bright lounge/diner with a Juliet balcony off and a well fitted kitchen, there are two bedrooms and a bathroom.

To the outside there is ample parking in the car park located to the side and rear of the building and the apartment enjoys an open outlook to the trees and fields to the rear.

Location

Built in the 1960's these apartments have a remainder of a 999 year lease. The amenities below the apartments consist of a fish and chip shop takeaway, accountants and a hairdressers whilst a Co-Op supermarket is directly opposite to ensure you will never run out of milk! The Boslowick area is well regarded for easy access to the town which is just over a mile distant with the Penmere Train Station located on the way. Boslowick is within the catchment area for two Primary schools, there are green fields at the rear and a lovely footpath leading to Swanpool Beach and Nature Reserve.

Falmouth town offers a wide variety of individual select shops and a wide range of public eateries and Public Houses. There are many tourist attractions with the beautiful waterfront and all this has to offer with Pendennis Castle and the National Maritime Museum, boat trips can be taken along the Helford River or over to Flushing and St Mawes. The historic market town of Penryn is just three miles away where the expanding Tremough University can be found and the City of Truro is just eleven miles distant.

ACCOMMODATION

Communal entrance to the front with pigeon hole postage boxes. Communal entrance to the rear with key code entry. Communal stairs rise to the second floor. Useful storage cupboard with meters outside front entrance door opening to:-

ENTRANCE HALLWAY

Storage cupboards along one wall and radiator. Door to:-

LOUNGE/DINER 15' 3" x 11' 5" (4.64m x 3.48m)

A light and bright room with a double glazed window and French doors with a Juliet balcony. Aerial socket. Radiator and spotlights. Opening to:-

KITCHEN 11' 6" x 7' 1" (3.50m x 2.16m)

Double glazed window. Range of wall and floor mounted units with worktop over incorporating a sink and drainer. Integrated gas oven with hob over and extractor above. Wall mounted 'Worcester' combination boiler. Space for washing machine and space for fridge/freezer.

BEDROOM ONE 11' 6" x 11' 2" (3.50m x 3.40m)

Double glazed window to front elevation. Radiator.

BEDROOM TWO 11' 6" x 7' 2" (3.50m x 2.18m)

Double glazed window and radiator.

BATHROOM

Low level WC, corner bath with tiled surround, electric shower over, shower curtain and pedestal wash hand basin with tiled splashback, mirror and shelf above. Spotlights. Heated towel rail.

LEASEHOLD INFORMATION

The lease is the remainder of a 990 year lease commencing 29th September 1965. The current service/maintenance charge is £85.00 per month to include buildings insurance, the cleaning and upkeep and lighting of the communal areas. A copy of the lease is available to view upon request.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

SERVICES

Mains water, mains drainage, mains electricity and mains gas.

DIRECTIONS

Proceed down Penmere Hill under the railway bridge and the Boslowick shops are on your left hand side. The apartment is on the second floor. If using What3words:- fame.twins.farm

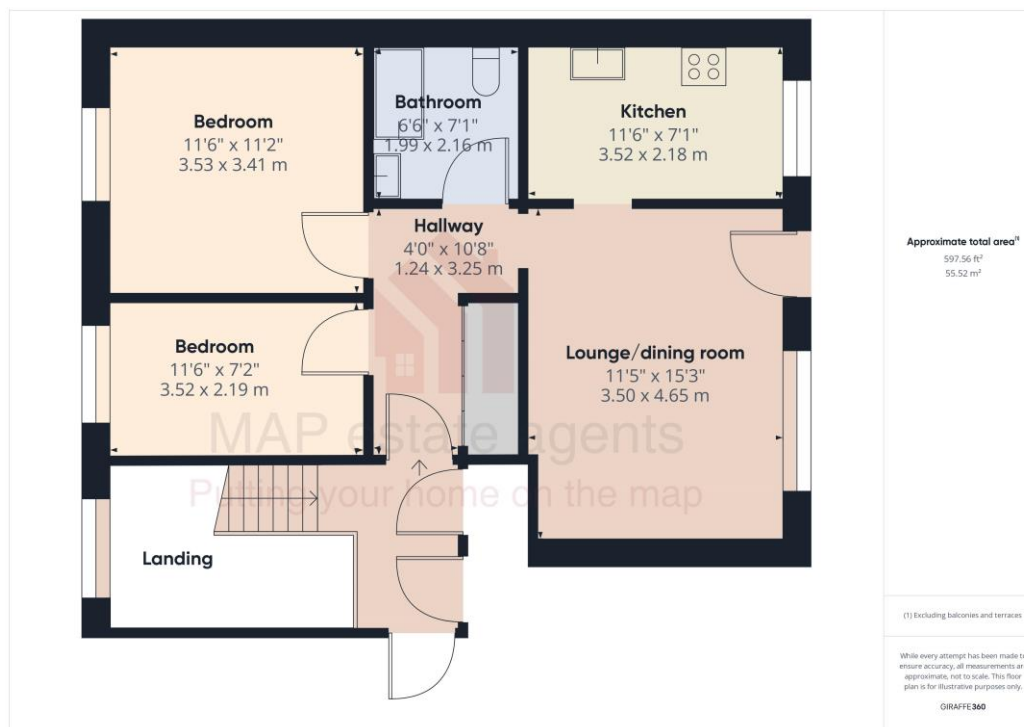


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Second floor apartment
- Light and bright accommodation
- Lounge/diner with Juliet balcony enjoying a green outlook
- Modern well equipped kitchen
- Two double bedrooms
- Plenty of useful storage
- Double glazing and gas central heating
- Ideally situated for local amenities
- Situated well for bus route and train station
- Communal car park



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.