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**Swans Reach,  
Falmouth**

**£230,000  
Leasehold**





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## **Property Introduction**

This two bedroom ground floor apartment is just one of two in the building and benefits from its own entrance, parking for one to two cars and own garden to the rear.

The property has a 17' dual aspect light and bright open plan lounge/kitchen/diner living space.

The property has two bedrooms both with fitted wardrobes, a bathroom and benefits from double glazing and gas central heating, all situated in this highly sought after area.

## **Location**

We can understand why this residential area is popular, within the development is a children's play area, opposite the apartment is a green communal space and the property is within the catchment area for three Primary Schools.

A footpath leads directly to Swanpool Beach and Nature Reserve. A further pathway leads to Falmouth Golf Club which commands the most incredible views out into Falmouth Bay. There is a wonderful seafood restaurant and café at Swanpool, and with the town just two miles away there is a further selection of shops, restaurants and cafes to suit all tastes, watersports are available to suit all abilities and Events Square at the one end of town hosts many annual events to include The Sea Shanty and Falmouth week.

Falmouth is a beautiful town and harbour with four beaches to choose from having the coastal path running alongside from where you can enjoy spectacular walks and views of some of the best day sailing waters in the world.

## ACCOMMODATION COMPRISES

Steps lead up to the double glazed entrance door opening to:-

### HALLWAY

Double glazed window overlooking the garden, doors off to bedrooms and opening to:-

### OPEN PLAN LOUNGE/DINER 17' 4" x 9' 10" (5.28m x 2.99m)

The open plan living space is arranged in an L-shape with the lounge area having two double glazed windows with fitted blinds to the front elevation and a radiator, this is open to the dining area which has a window at the end with radiator. Off the lounge is the:-

### KITCHEN 9' 5" x 6' 4" (2.87m x 1.93m)

Having a range of wall and floor mounted units with worktop over incorporating a stainless steel sink and drainer. Double glazed window with fitted blind to rear elevation. Spaces for fridge/freezer and washing machine. Integrated oven with gas hob over and extractor above. Tiled splash backs and radiators.

### BEDROOM ONE 10' 4" x 7' 10" (3.15m x 2.39m)

Double glazed window to the rear, radiator and fitted wardrobe.

### BEDROOM TWO 7' 10" x 7' 4" (2.39m x 2.23m)

Double glazed window to the front, fitted wardrobe and radiator.

### BATHROOM

Obscured double glazed window. Low level WC with mirrored cabinet above, bath with shower over, tiled surround, shower screen and pedestal wash hand basin. Towel rail and radiator.

### OUTSIDE

To the rear is parking for one to two cars alongside the enclosed garden which is fenced and gravelled for ease of maintenance with a pedestrian access gate. Steps lead up to the entrance.

### LEASEHOLD INFORMATION

The lease is the remainder of a 999 year lease commencing 1st January 2009 and any maintenance charges for the building are shared equally with the apartment above and there is no ground rent charge. As is common with most modern estates there is an estate charge of £108 towards the upkeep of communal areas within the development.

### AGENT'S NOTE

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

### DIRECTIONS

From the football club on Bickland Water Road continue for approximately one mile. Turn left at the mini-roundabout into Treveglos Road. Follow road to the end which then continues around to the right. Proceed down Boscundle Avenue into Swans Reach. Take the third turning into the close on the right hand side towards the bottom, turn left by green space. The property can be found on the left hand side. If using What3words:- winter.cute.buck



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



## MAP's top reasons to view this home

- Ground floor apartment
- Private entrance, one of two flats in building
- Open plan lounge/kitchen/diner
- Two bedrooms with fitted wardrobes
- Modern bathroom
- Gas central heating
- Double glazing
- Garden
- Parking for one to two cars
- Popular area with footpaths to Swanpool Beach and Nature reserve



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