



Laskowski
&Co



12 Lemon Hill Gardens, Mylor Bridge, Falmouth, TR11 5NR

£265,000

A modern, bright, well maintained and exceptionally convenient 2 bedroom ground floor apartment, specifically for those aged 55 and over, located moments from village amenities with the addition of an enclosed, low maintenance courtyard-style rear garden, together with allocated parking for 1 vehicle. Ready for immediate occupation and to be sold with the added benefit of no onward chain.

Key Features

- Superbly presented ground floor apartment
- Immaculate 2 bedroom accommodation
- * For those purchasers aged 55 and over *
- Immediate vacant possession, no onward chain
- Constructed by highly reputable Rosemullion Homes
- Located within the heart of the village
- Allocated parking space for 1 vehicle
- EPC rating C



THE ACCOMMODATION COMPRISES

Entering the development, a gently inclining pedestrian walkway leads to a brick pavia front entrance with glazed casement doors opening into:-

ENTRANCE PORCH

Triple aspect with courtesy light, tiled floor and fixed windows to the side elevations, together with awning windows to the front. Space for coats and shoes, if required. Part glazed door opening into:-

LIVING ROOM

Incredibly bright, with neutral decoration throughout. Doors lead to the kitchen and hallway respectively, together with slimline door offering useful storage space with slatted shelving. Two ceiling lights, TV aerial point, telephone point. Rointe electric wall heater. Wood-effect flooring. Four pane double glazed sash windows to the front elevation. Electrical consumer unit upon entry. Door opens into:-

KITCHEN

A modern fitted kitchen with cream coloured panel set both above and below a granite-effect worksurface incorporating a stainless steel sink with drainer and mixer tap, Hotpoint electric oven with grill, ceramic hob, and concealed extractor. Tiled splashback at mid-point. Space and plumbing for dishwasher, if required. Ceiling light. Rointe electric wall heater. Part-glazed door providing access to the rear garden terrace, four pane casement window adjacent. Water resistant flooring.

HALLWAY

Accessed from the living room, with panel doors leading to bedrooms one, two and main shower room. Further double doors to airing cupboard housing wooden slatted shelving and unvented modern hot water tank providing domestic hot water. Ceiling light, Rointe electric wall heater, contemporary wood-effect flooring.

BEDROOM ONE

Located to the rear of the property, a double room with four pane sash window offering pleasant views over the garden terrace. Rointe electric wall heater, separate built-in cupboards providing varying shelving and hanging space. Ceiling light, contemporary wood-effect flooring.

BEDROOM TWO

A bright single room with four pane sash window to the front elevation, Rointe electric wall heater, ceiling light. Contemporary wood-effect flooring.

SHOWER ROOM

A modern three piece suite comprising low flush WC, pedestal wash hand basin with mixer tap, and corner shower cubicle with curved shower doors, mains powered shower and courtesy handgrip for convenience. Heated towel rail, extractor fan, ceiling light. Four pane obscure glazed window. Feature panelling to two walls, water resistant flooring.

THE EXTERIOR

TO THE REAR

A pleasant and broad patio with mellow stone paving set initially from the rear of the kitchen, providing a partly covered

level area with exterior water tap and exterior courtesy light. At mid-point, shallow steps flanked by planted borders and a courtesy handrail lead up to a raised patio, again, laid with mellow stone paving and enclosed by a dwarf wall, with planted borders and feather-edged fencing to two sides. A well enclosed, sheltered and peaceful sitting out space in which to enjoy throughout the day.

TO THE FRONT

A brick pavia frontage offers another sitting out space, with room for garden furniture, with a favourable south-westerly aspect.

ALLOCATED PARKING

Upon entry to Lemon Hill Gardens, the parking space exists on the far right hand side, set within the middle of three and clearly labelled Number 12.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Thermostatically controlled electric wall heaters in each room. Telephone points (subject to supplier's regulations).

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Leasehold. 999 year lease with the freehold held by Lemon Hill Gardens Management Company (The freehold is currently being transferred to the owners of the flats and will therefore be a share on the freehold with the flat above. .

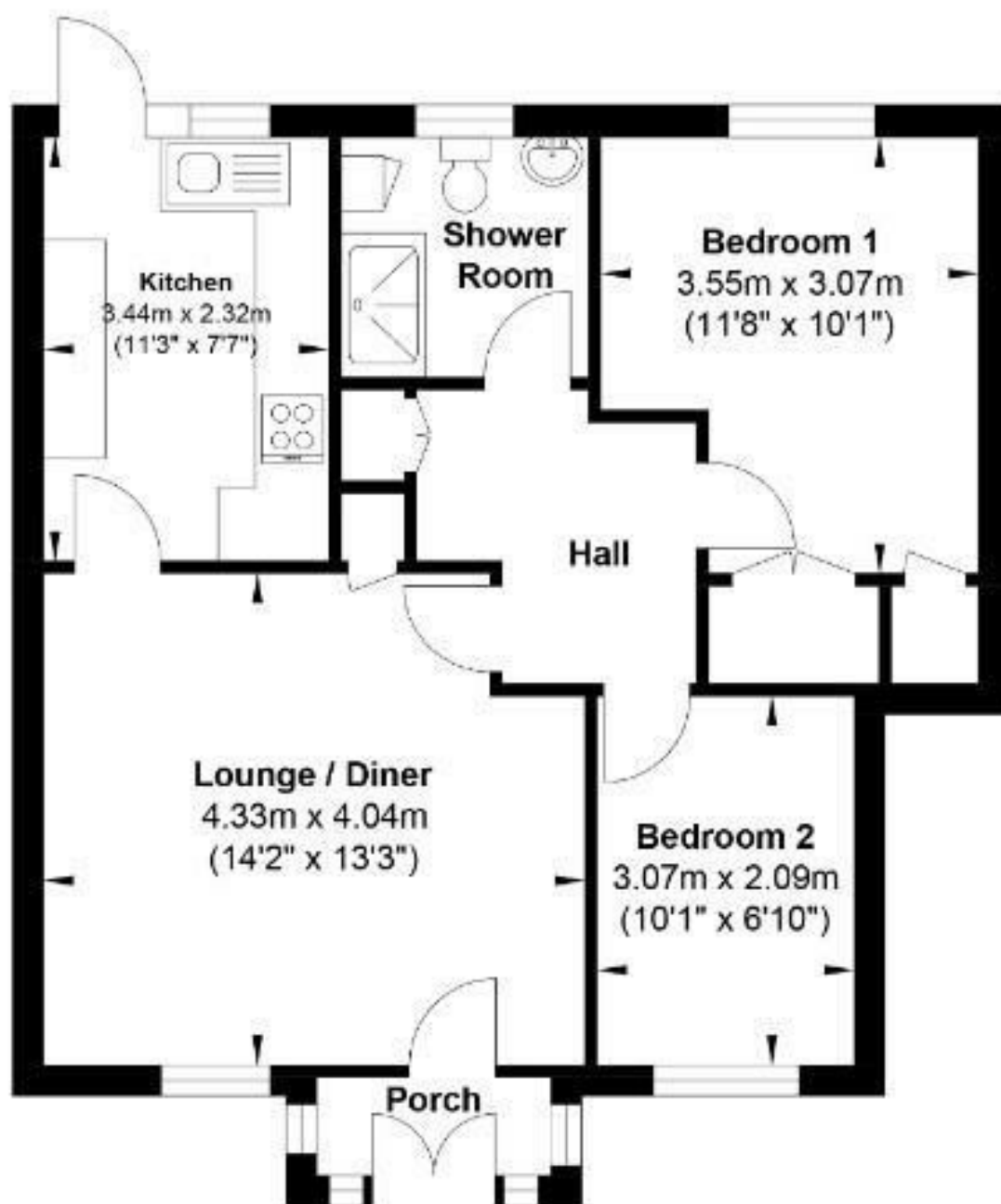
Commencement of lease: 1 September 1995 (969 years remaining). Current annual service charge: approximately £300. No holiday letting permitted, but pets are (by request). Over 55's only. Buildings insurance approximately £400.00 per annum.

VIEWING

Strictly by appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Gross Internal Floor Area : 55.9 m2 ... 602 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.