Laskowski &Co



3 Shelburne Court, Falmouth, TR11 4AJ

Guide Price £185,000

A well proportioned light and bright 2 double bedroom first floor flat situated within popular Shelburne Court on the outskirts of Falmouth. The flat is located approximately 20 minutes walk from the town centre and Swanpool Beach, with the Co-op store close by and Penmere Railway Station within 500 yards. The accommodation requires some updating and provides: 2 double bedrooms, spacious living room, fitted kitchen, bathroom and separate WC. The apartment further benefits from a single garage and the use of a communal garden. Ideal main residence or letting investment. No onward chain.

Key Features

- Spacious first floor apartment
- 2 double bedrooms
- Light and bright living room
- Single garage with power and light
- Popular residential location
- Walking distance to town and beaches
- Near Penmere Railway Station
- EPC rating C

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LOCATION
Shelburne Court occupies a convenient location within walking distance of the town centre, train station, beaches, with two of Falmouth's best primary schools close by and the secondary school approximately one mile distant.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE
Three external steps lead up to an obscure double glazed communal front door opening into:-

COMMUNAL PORCH
Telephone entry system. Obscure glazed door to:-

COMMUNAL HALLWAY
Stairs rise to the first floor, leading to the private front door for Apartment 3.

PRIVATE ENTRANCE HALL
Entrance hall with doors providing access to the living room, both double bedrooms, kitchen, bathroom, and separate WC. The hallway features a storage cupboard with shelving, radiator, central ceiling light, and wall mounted telephone entry system.

LIVING ROOM
A particularly light and bright reception room featuring a large uPVC double glazed window to the front aspect. The room provides ample space for comfortable seating as well as a dining table and chairs. Radiator, central ceiling light.

KITCHEN
A fitted kitchen comprising a range of eye and waist level units with a roll-top work surface incorporating an inset one and a half bowl sink/drainer unit with a mixer tap. Space for an electric cooker with electric cooker point and stainless steel extractor fan over, as well as space and plumbing for washing machine and room for a freestanding fridge/freezer. Wall mounted Ideal combination boiler servicing domestic heating and hot water. Part tiled walls, uPVC double glazed window to the rear aspect, central ceiling light.

BEDROOM ONE
A good size double bedroom featuring a large uPVC double glazed window to the front aspect, radiator, central ceiling light.

BEDROOM TWO
A second double bedroom with uPVC double glazed window to the rear aspect, radiator, central ceiling light.

BATHROOM
Fitted with a white suite comprising a panelled bath with tiled surrounds and Triton electric shower over, pedestal wash hand basin with mixer tap. Further wall tiling, tiled flooring, chrome heated towel rail/radiator. Obscure uPVC double glazed window to the rear aspect.

SEPARATE WC
Comprising a dual flush WC, half tiled walls, tiled flooring. Obscure double glazed window to the rear aspect, central ceiling light.

THE EXTERIOR

COMMUNAL GARDEN
To the rear of the building is a lawned communal garden for residents' use, which includes communal rotary washing lines.

GARAGE
Single garage with up-and-over door, power and light connected,

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX
Band B - Cornwall Council.

TENURE
Leasehold, with a share of the freehold. 999 years from 15 May 1981. Current service charge (October 2026) of £1,544.00 per annum. We understand pets are permitted.

VIEWING
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Floor Plan



Total area: approx. 60.5 sq. metres (650.9 sq. feet)

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.
Plan produced using PlanUp.