



Description

A one bedroom first floor flat requiring refurbishment/repair enjoying an elevated position in a no-through road, with far reaching panoramic views of the harbour, estuary, the Roseland Peninsula, along with Pendennis Castle and Keep from the bay window. The flat is one of four flats in this converted Victorian Villa, having the benefit of a 999 year lease which commenced in 2004 plus a quarter share of the freehold and management company. The property can be let on an assured shorthold tenancy basis but cannot be used for holiday lettings. Cash buyers only.

Situated

Pikes Hill is a no-through road, set between Gylling Street and Wodehouse Terrace, with on street parking available and just three streets back from the favoured waterside district of Falmouth, in proximity of the harbour, dockyard and Arwenack Street with a comprehensive range of bespoke shops, cafés and restaurants.

Ground Floor

Communal entrance hall with stairs rising to the first floor landing.

Flat 4 Entrance hall, lounge/diner, galley kitchen, double bedroom and bathroom.

Auctioneer's Note

A copy of the building survey will be available within the legal pack. Whilst the damp

and timber issues have been addressed and treatment has taken place to resolve these issues, there is evidence of some structural movement affecting the building, with remedial works estimated to repair the structure currently at circa £50,000, the cost of which would be divided equally between the four leaseholders. The maintenance/service charge is



£75 per month. Ground rent £10 per annum.

Viewings

Strictly by prior appointment with Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

Council Tax Band

A