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**High Street,
Falmouth**

**Guide Price £248,000
Leasehold**





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Property Introduction

Tenure: Leasehold, 84 years remaining.

Presenting an opportunity to purchase a delightful, contemporary apartment set within the Packet Quays development which has a Mediterranean style, layered setting.

Enjoying fantastic views across the ever colourful Falmouth Harbour to Trefusis Point and the beautiful Roseland Peninsula. The property offers bright, comfortable accommodation comprising an open plan living and dining area, separate comprehensive galley style kitchen and a mezzanine level bedroom with bathroom.

The apartment has ownership of a designated parking space within a secure garage enclosure.

Location

This development is located at the top of the Falmouth High Street, well placed to enjoy all the town's coastal facilities including the Falmouth Marina, Yacht Club, a wide and varying array of independent shopping outlets in addition to some well known high street chains, a stroll from the beautiful Kimberley Park with its well tended gardens hosting annual open air music events, through to the other end of the town where Events Square plays host to the annual Falmouth Week, Oyster Festival, Sea Shanty to name a few, and is home to the National Maritime Museum.

Falmouth is also famous for its fine sandy beaches and coastal walks, all accessible from the town. There are golf courses at Falmouth, Budock Vean and Truro.

Within approximately twelve miles is the cathedral city of Truro which now forms the commercial heart of the county. There is a branch line Railway Station in the town linking with Truro and from here there is a direct service to London Paddington.

ACCOMMODATION COMPRISSES

From High Street, steps from the street lead to the front door. Door opening to:-

HALLWAY

Door to:-

KITCHEN 8' 2" x 4' 8" (2.49m x 1.42m)

A galley style kitchen with cupboards both above and below a work surface and inset sink with mixer tap. Integrated hob with oven under, integrated fridge/freezers. Laminate flooring and ceiling light.



LOUNGE/DINER 7' 8" x 2' 1" (2.34m x 0.63m) including staircase

Spacious and versatile room, light and airy with an array of glazed multi pane doors set to both rear and side elevations. TV aerial point, electric radiator, high ceiling, wall lights. French doors leading to the balcony, which has ever-changing Falmouth harbour views, extending to the picturesque Trefusis Estate and beyond. Returning to hallway, stairs leading to:-

BEDROOM 11' 5" x 9' 9" (3.48m x 2.97m) maximum measurements plus recess

The galleried mezzanine bedroom, overlooking the reception room, adds a stylish and open-plan feel, enhanced by a porthole window that frames the harbour views. Airing cupboard housing the electric immersion.

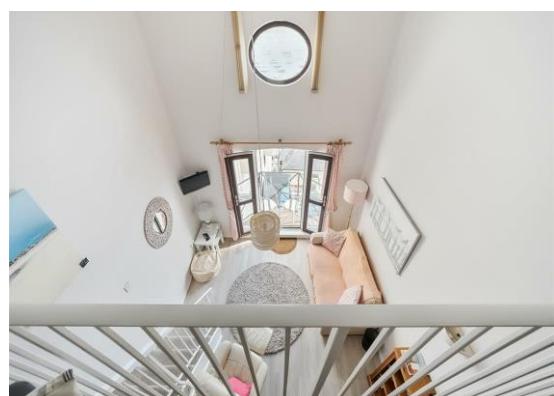


BATHROOM

The bathroom features a fully tiled design with a modern three-piece suite, including an electric shower over the bath and heated towel rail.

OUTSIDE

The sitting room opens onto the balcony which has enough space for two chairs and small table. The front aspect of the apartment gives some of the best views that Falmouth has to offer over the harbour and towards Flushing and The Roseland.

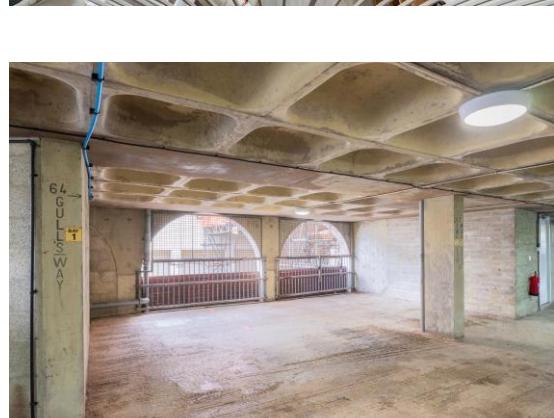


PARKING

The apartment also benefits from an allocated garaged parking space in the private carpark opposite the building.

SERVICES

Mains electricity, mains drainage and water. Electric heating via night storage heaters.



AGENT'S NOTE

Please be advised that there are 84 years remaining on a 125 year renewable lease. Annual service charge £1,480.68 per annum to include building insurance, property maintenance, ground rent and operating costs.

COUNCIL TAX

Currently under business rates.

DIRECTIONS

From the Prince of Wales Pier and with the harbour behind you, turn right and walk uphill along High Street. As you crest the top of the hill, after 0.1 mile, the apartment will be identified on the right-hand side and the entrance to the garage is on the left. If using What3words: paths.wage.hammer

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	82
EU Directive 2002/91/EC			



MAP's top reasons to view this home

- Light and airy one double bedroom apartment
- Exquisite, uninterrupted water views
- Ideal home, first-time buy or investment
- Leasehold with share of freehold
- Allocated garage parking
- Successful holiday let
- Positioned along Falmouth's historic High Street
- Viewing unhesitatingly recommended and no onward chain



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)

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