



4 Swallow House, Port Pendennis

Guide Price £395,000 Leasehold with share of Freehold



Heather & Lay
The local property experts

Superbly presented ground floor two bedroom apartment set within the centrepiece of this remarkable marina side development, providing step free access and a level few minute walk to Events Square and town.

THE PROPERTY

This exceptional ground floor apartment is one of just six homes set within Swallow House, looking through beautifully landscaped gardens, to the inner marina and Maritime Museum at Events Square. Number 4 is a gem, accessed via a lovely large communal entrance to just two apartments on this level. Accommodation is well proportioned with two double bedrooms, a 17' bay window living room and beautifully refitted kitchen and dining room. Beside the dining area and beyond its large arched window, is an area of terrace that is part of the developments gardens which the owners have enjoyed for its secluded setting and sunny South-Easterly aspect. All is beautifully presented including the tiled, refitted bath and shower room. Number 4's garage is located just a few paces from the apartment providing genuinely level access, perfect for the elderly or infirm and for 'future proofing'. This would make a lovely permanent home or indeed be ideal for holidays or investment, with its previous successful holiday letting record and lucrative return.





- Outstanding ground floor apartment
- Inspired waterside development
- Two double bedrooms
- Bay window sitting room
- Stylish, refitted kitchen/dining room
- Luxurious bath/shower room
- Step free access & level walk to town
- Garage & visitor parking space
- No onward chain

THE LOCATION

Port Pendennis is an inspired luxury development built during the late 1980s and early 1990s in an enviable situation on Falmouth's waterfront. The harbourside position is exciting and remarkably involving, next to the Maritime museum, Events Square and town with so much of what Falmouth has to offer on ones' doorstep.

The development comprises a wide variety of homes ranging from apartments to cottages and three-storey executive houses. Attention to detail and diversity of external finish and rooflines provide visual interest whilst the developments gardens are thoughtfully landscaped, extensively planted, and beautifully tended.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the garage, a few level, step free paces to Swallow House front door, with entry phone and door release. The communal hallway at Swallow House is spacious, light and welcoming, serving just 2 apartments on this level. Lift access and entrance to the stairwell to upper floors. Doorway to Port Pendennis gardens and pathway to the inner marina.



NUMBER 4 Panel door with spyhole to.....

HALLWAY Panel doors to all rooms and a utility cupboard with coat hooks and Electric Consumer Unit. Electric night storage heater. Video entry phone with door and main gate release.

LIVING ROOM

17' 0" x 12' 2" (5.18m x 3.71m)

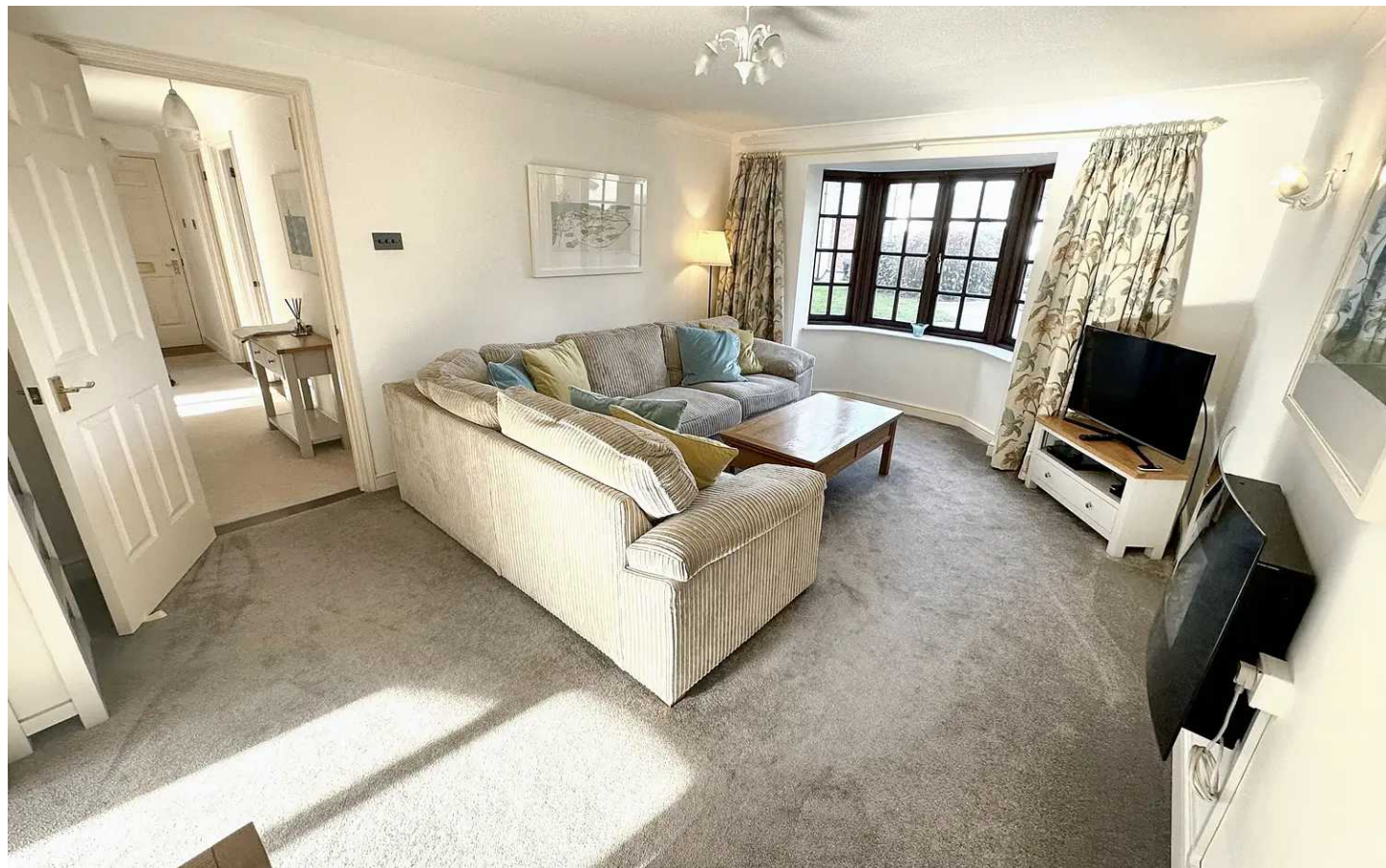
First measurement into the bayed hard wood double glazed window with a pleasant open view overlooking the development's landscaped garden towards the inner marina, masts of boats and the Maritime Museum tower. Wall mounted electric living flame fire, wall and pendant lighting. Electric night storage heater. Bevel glazed French door into.....

DINING ROOM & KITCHEN

19' 3" (5.87m) overall x 12' 2" (3.71m) reducing to 11' 2" (3.4m) in kitchen area. Superbly presented with engineered limed solid oak flooring. Although open plan, the dining and kitchen areas are well defined by a peninsula work top and breakfast bar. Window in kitchen area and a wide, arched hard wood double glazed window facing South and East to a pleasant walled and sheltered area of garden with paved terrace beside the window.

KITCHEN

Stylish modern kitchen with shaker style cupboards and drawers in matt grey, extensive wooden effect work tops and a 'Franke' one and a half bowl composite sink, drainer and mixer tap. 'Bosch' stainless steel chest height double oven and grill incorporating a microwave. Integrated fridge and freezer and a dishwasher. 'Bosch' touch control halogen hob and extractor with glazed splashback and blue glazed tiling to part wall. Ceiling spotlighting, pendant and wall lights in dining area, electric night storage heater. Panel door to airing/store cupboard housing a pressurised hot water tank, digital timer and controls.





BEDROOM ONE

11' 2" x 9' 10" (3.4m x 3m) plus doorway recess and deep, curtained wardrobe/storage recess. Wide, arched hardwood double glazed window looking to sheltered communal garden. Electric night storage heater.

BEDROOM TWO

10' 0" x 9' 9" (3.05m x 2.97m)

Currently a twin room with wide, arched hardwood double glazed window and a pleasing view through beautifully tended gardens to the inner marina and merest glimpse to water and Trefusis. Electric night storage heater.

BATH/SHOWER ROOM

9' 6" x 6' 6" (2.90m x 1.98m)

This beautifully refitted and spacious room is fully floor and majority wall tiled with an obscure hardwood double glazed window and a four-piece white suite comprising dual flush WC, pedestal hand basin, large and deep centre fill bath and a walk-in cubicle with electric shower. Chrome heated towel radiator. Mirror, shaver point/light.

GARAGE 19' 2" x 8' 10" (5.84m x 2.69m)

Metal up and over door. Power and light. Block built with slate pitch roof storage space.





TENURE

Leasehold 999 years from 1997. Each owner at Port Pendennis has a share of the Freehold. 4 Swallow House's contribution is £828.93 a quarter, £3315.72 per annum to maintain and insure the development and tend its gardens. Vickery Holman telephone number 01872 244600 is the Managing Agent.

AGENTS NOTE

Holiday and long lets are allowed. Dogs are not permitted.

EPC

Energy Efficiency Rating: D

COUNCIL TAX

Business rated (Self catering holiday unit and premises)







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