



2 Jagos Slip, The Packet Quays

Guide Price £660,000



Heather & Lay
The local property experts

[VIDEO TOUR: https://media.guildproperty.co.uk/557719](https://media.guildproperty.co.uk/557719)

THE PROPERTY

Heather and Lay specialise in the selling of harbour and seafront apartments in Falmouth, both as new developments and those being resold. We have viewed and sold most of the best that Falmouth has to offer. Indeed, we sold the Packet Quays from new in the late 1980's and 1990s. 2 Jago's Slip presents a rare blend of attributes, making its availability special and very unusual indeed. It is part of the acclaimed Packet Quays Waterside Development, located between The Royal Cornwall Yacht Club and Falmouth's High Street and shops. Its convenience and spectacular position makes Packet Quays and Jagos' slip in particular, much in demand for those requiring a permanent or holiday residence. The development sits on historic quay walls with new build and converted homes from the original stone 18th century waterside buildings, all blending beautifully. Jane Courts' cobbled courtyard leads up ancient granite steps to Falmouth's High Street. It is a prime position for the spectacularly sited ground floor waterfront apartment about 1100²ft in size with a magnificent reception room and two of three bedrooms looking directly to the water with exciting, ever changing maritime views across the harbour. The property has a secured covered parking space a few paces away, use of two slipways and delightful waterside garden – all incredibly convenient just moments from Falmouth High Street.

- Falmouth 'front row' harbourside apartment within acclaimed waterfronting development
- 3 double bedrooms, main shower room/WC & ensuite bathroom/WC
- Superb, large reception room with projecting bay window over the water
- Covered, secure parking space nearby
- Use of private beach, 2 slipways & dinghy store
- Previous planning permission C1/PA02/0557/07/R was granted in June 2007 (now lapsed) for the erection of a waterside balcony.







THE LOCATION

So much of what delights about Falmouth is on one's doorstep at Jago's Slip. The waterside is a few moments away as is the High Street with its individual shops and galleries, whilst The Boathouse, Star & Garter, or more up market Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals' and Falmouth's Marina is fifteen minutes' walk away. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) Morning tide has a private entrance a few steps from its covered parking space. Stable door to.....

HALLWAY

Recess for coats. Matwell. Quality vinyl tiled wooden effect floor. Ceiling spotlights. Telephone point. Residual Current Device (RCD). White panelled door to ensuite master bedroom. Access through to....

LOUNGE/DINING ROOM 27' (8.23m) x 13' 8" (4.17m) increasing to 16' 6" (5.03m) in dining area. A spectacular room dominated by the 7' (2.13m) wide, 3' (0.91m) deep bay window projecting over the foreshore and water giving amazing near 180° views over Falmouth Harbour and shoreline to Flushing, Trefusis, the breadth of the harbour towards Falmouth Docks and Pendennis Castle. In the distance is Falmouth estuary (The Carrick Roads, Roseland Peninsula to St. Mawes Castle). At low tide the beach is beneath and at high tide one hovers above the water. These are arched, tall hard wood double glazed windows all are opening. There is a large, cushioned window seat and storage beneath. This fantastic view is enjoyed from the sitting and dining areas. Three radiators. Ceiling corning, wall lights and central heating thermostatic control. Door to inner hallway and open access to.....

KITCHEN 11' 8" (3.56m) x 7' 8" (2.34m) reducing to 5' 10" (1.78m) Window into Packet Quays courtyard. A contemporary cream range of fitted cupboards and drawers with glazed cabinets, roll top work surfaces, inset stainless steel sink and drainer with mixer tap. Halogen hob, stainless steel extraction hood, stainless steel oven and grill, integrated fridge and freezer, dishwasher and washing/dryer. Continuation of wooden flooring from living room. Glaze tiling to part wall. Ceiling light and under pelmet lighting.

BEDROOM ONE 15' 10" (4.83m) reducing to 9' 6" (2.9m) x 11' 7" (3.53m) A comfortable waterside room with sliding sash window directly to the waterside and spectacular view. Extensive built-in louvre door wardrobe/cupboard space. Radiator. White panel door to.....

EN SUITE BATHROOM 7' 5" x 6' 0" (2.26m x 1.83m)

Recently updated with no expense spared. Full ceramic wall and floor tiling. Obscure side window with shutter. White three piece suite comprising panel bath with electric shower and folding screen over, hand basin with cupboards beneath and dual flush WC. Heated towel radiator. Ceiling spotlights.

INNER HALL 6' 7" x 5' 0" (2.01m x 1.52m)

Radiator. Carpeted. Ceiling spotlights. White panelled door to bedrooms two, three and shower room.



BEDROOM TWO 11' 8" x 8' 10" (3.56m x 2.69m)

Again, harbour facing with double glazed sash window to the water and shoreline with wonderful unobstructed views. Built-in louvre door wardrobe/cupboard space. Radiator.

BEDROOM THREE 8' 10" x 8' 7" (2.69m x 2.62m) plus doorway recess.

Double glazed window to side with louvre shutter. Currently a 'twin' room. Built-in louvre door wardrobe. Radiator. Ceiling spotlights.

LARGE BATHROOM/SHOWER ROOM

Recently updated with white ceramic floor and wall tiled room with three piece suite comprising walk-in boiler fed shower cubicle, dual flush WC and hand basin with cupboards beneath. Multi-folding doors to a useful cupboard housing the 'Vaillant' gas boiler fuelling radiator central heating and hot water supply. Further lockable cupboard. Spotlit ceiling. Obscure shuttered window to rear.

TENURE

Leasehold - 999 years from 12/04/2001. Management Company - Homequest on behalf of Packet Quays Management Ltd. Ground rent £22.50 biannually - next review date 01/01/2024. Current service charge, operating costs, maintenance & insurance £1298 biannually. As leaseholders, there are the rights of access/use to a private communal garden, two slipways and private beach. Holiday letting is at the discretion of the Management Company and the owner has to enter into an annual licence. - Current cost of an annual licence is £35 plus £226.85 Commercial Refuse Charge if the property is holiday let. Small pets are allowed.

COMMUNAL GARDEN

The development has landscaped communal gardens, two slipways and a waterside garden for the enjoyment and use of all owners within Packet Quays.

GARAGE

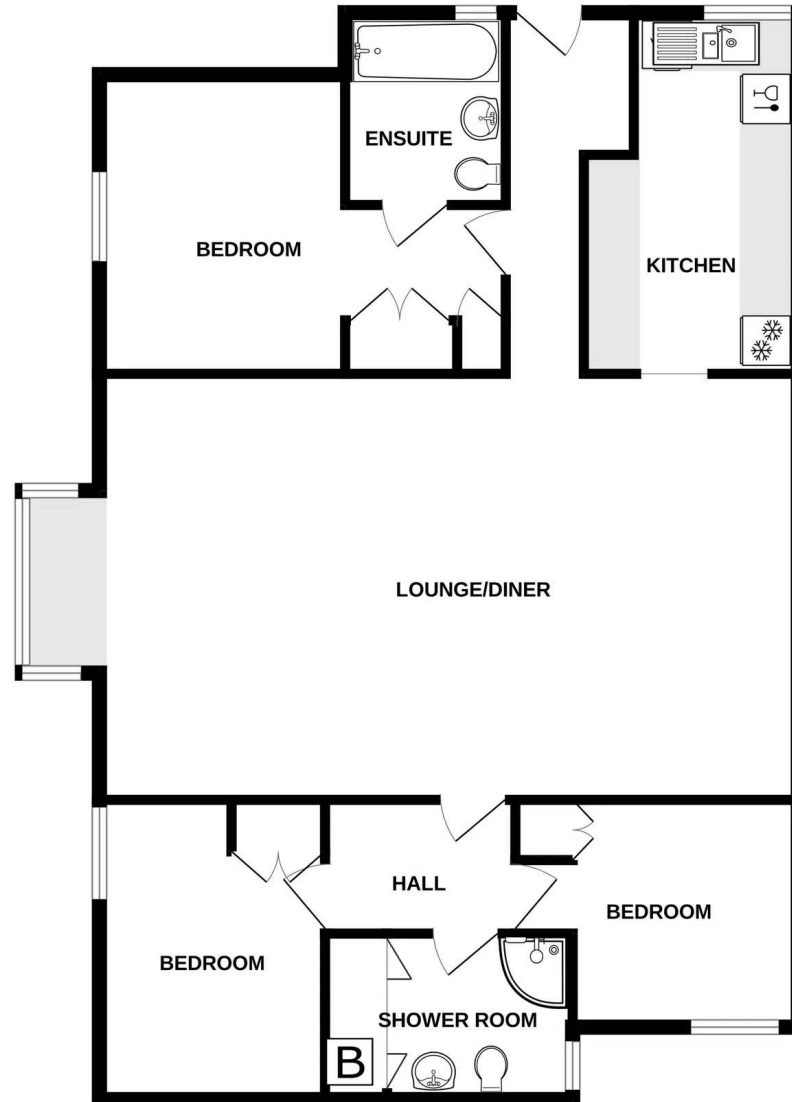
EPC = C

Council Tax = F

SERVICES : Mains water, gas, electricity & drainage



GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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