



## 4 Victoria Quay, The Packet Quays

Guide Price      £475,000 Leasehold



Heather & Lay  
*The local property experts*

- Waterside apartment
- Much sought after development
- Near town & shops
- Spectacular & exciting views
- 3 bedrooms, main en suite
- Lovely living/dining room
- Harbour fronting covered balcony
- 2 Undercover parking spaces

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Council Tax Band E

Services: Mains electricity, gas, water and drainage. New gas boiler installed 2024

### **THE LOCATION**

The Packet Quays is an acclaimed waterfront development constructed in the 1980's & 90's in a superb harbourside location. Victoria Quay is one of the Packet Quay's most sought after and exclusive phases of just seven harbour fronting apartments, where the town and shops are just a few moments away. Falmouth is thriving and vibrant with an eclectic mixture of independent and national shops and many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum are close by and regularly host activities and events throughout the year, including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals.







## THE PROPERTY

This uplifting apartment is well proportioned with three bedrooms. The main bedroom has a bathroom which includes a bath with end shower and WC. In addition there is a luxurious main bathroom which also includes a bath with end shower and WC. The generous reception room has two windows to the water and a fantastic view, as well as French doors out onto the covered harbour facing balcony. Each bedroom has wardrobes/cupboards built-in and there are two useful stores, one of which is a utility/boiler cupboard each providing valuable extra storage. Number 4 has two designated undercover parking spaces. The availability of this stunningly located apartment provides an outstanding chance to secure a 'slice' of Falmouth waterfront and uplifting ownership for permanent or holiday use.

**THE ACCOMMODATION COMPRISES (ALL DIMENSIONS APPROXIMATE)** Communal front door with remote entry phone and door release. Up stairs to first floor and Number 4.

**HALLWAY** Radiator. Entry phone. Central heating thermostatic control. Doors to bathroom, three bedrooms, sitting/dining room and....

**STORAGE CUPBOARD** Large & so useful. Home to RCD fusebox.

**UTILITY CUPBOARD** 5' 7" x 3' 6" (1.70m x 1.07m) Invaluable space to store, housing the gas combination boiler fuelling radiator central heating and hot water supply. Space and plumbing for washing machine. Cupboard. Shelves. Power and light.

**SITTING/DINING ROOM** 16' 10" x 14' 2" (5.13m x 4.32m) An incredible and expansive view to Falmouth harbour via two arched double glazed windows set over the water and beach and providing an exciting outlook to boats, Flushing, coast and docks, over to the estuary and Roseland Peninsula. Further views via glazed French doors out to the balcony. Two radiators. TV and telephone point. French doors out onto the balcony and glazed door to.....



**COVERED BALCONY 7' 8" x 5' 2" (2.34m x 1.57m)**

Tile floor. Glass panel and rail. Spectacular outlook to harbour, Flushing and coast.

**KITCHEN 10' 4" x 5' 7" (3.15m x 1.70m)**

With spectacular view through the balcony into the harbour and to coast and estuary. Fitted range of base and eye level cupboards with roll top work surfaces and inset one and a half bowl stainless steel sink and drainer with mixer tap. NEFF built-in stainless steel oven and grill. Bosch integrated dishwasher and fridge with freezer compartment. Ceramic tiling to part wall.

**BEDROOM ONE 11' 0" x 9' 0" (3.35m x 2.74m)**

Arched double glazed window to rear. Built-in louvre door wardrobe, shelved with rail plus additional built-in cupboard. Radiator. Door to....

**EN SUITE BATH/SHOWER ROOM**

Quality with white suite comprising button flush WC, hand basin, shower end bath with boiler fed shower and curved screen. Chrome heated towel radiator. Partial wall tiling. Obscure double glazed window. Mirrored medicine cabinet. Ceiling spotlights.

**BEDROOM TWO 10' 5" x 9' 0" (3.18m x 2.74m)**

Arch topped double glazed window to side overlooking the slipway and sideways view towards water and Flushing. Radiator. Built-in louvre door wardrobe, shelved with rail.

**BEDROOM THREE 7' 4" x 6' 10" (2.24m x 2.08m)**

Arch topped double glazed window to side, overlooking the slipway with glimpse to the water, a few feet away. Radiator. Built-in louvre door cupboard, shelf and locker.

**BATH/SHOWER ROOM** Obscure double glazed window to side. A quality refitted room, majority wall tiled and with white three piece suite comprising button flush WC, hand basin, shower end bath with boiler fed shower and curved screen. Chrome heated towel radiator. Mirrored medicine cabinet. Spotlit ceiling.





**RESIDENTS SLIPWAY** Located beside Victoria Quay and for the use of the residents of Victoria Quay, ideal for the launch of a small craft.

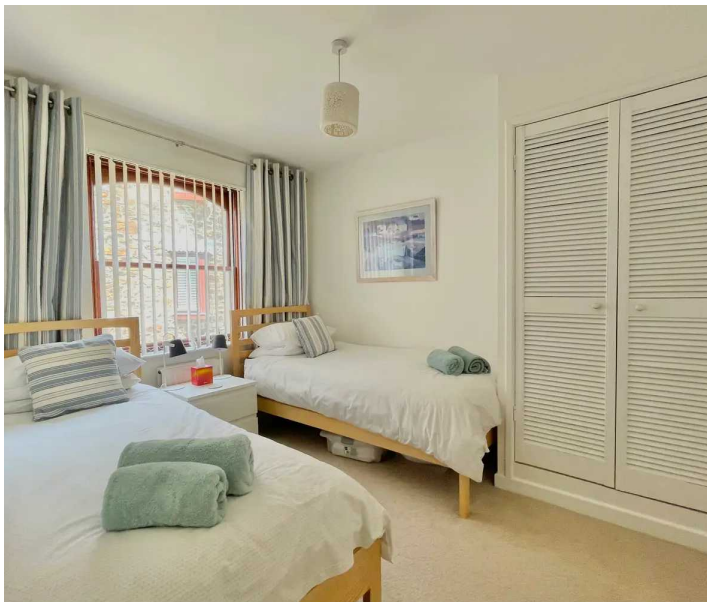
**TENURE** Leasehold, 125 years from 1984. (A fresh 999 year lease will be provided to the new owner). Share of the freehold. Each owner at Victoria Quay is a shareholder within Packet Quay Management Ltd - a company set up to manage and administer the development. This company owns the freehold interest. As of June 2024 - Current ground rent £22.50, service charge £1159 and buildings insurance £145.25, these are all charged bi-annually and this includes the upkeep of the building and its communal parts and grounds. Homequest is the managing agent Telephone number 01872 222112.

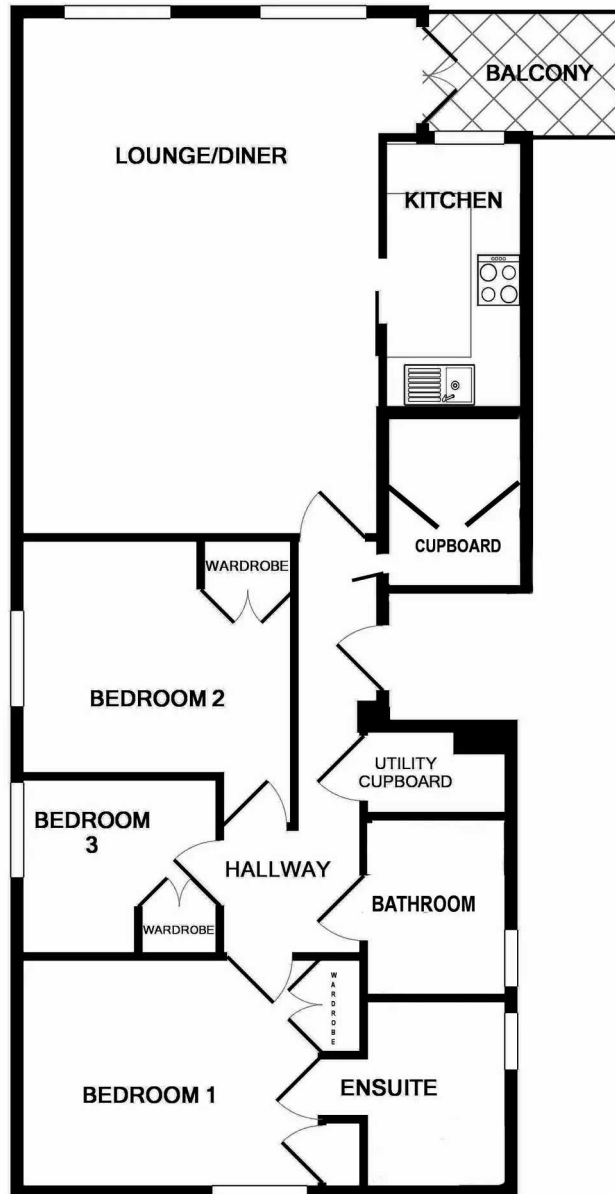
**COMMUNAL GARDEN** Victoria Quay has attractively landscaped communal areas, including a central courtyard, patios and well stocked shrub borders. In addition, neighbouring Winchester Gardens provide sitting out areas and steps to the top of the High Street.

**SECURE GATED** Apartment 4 has two adjacent spaces in the secure gated undercover car park located close by within the development.

#### **AGENTS NOTES**

1. The neighbouring apartment'' kitchen window looks through the balcony of 4 Victoria Quay
2. Property to be sold 'fully furnished' with the exception of a few personal items.



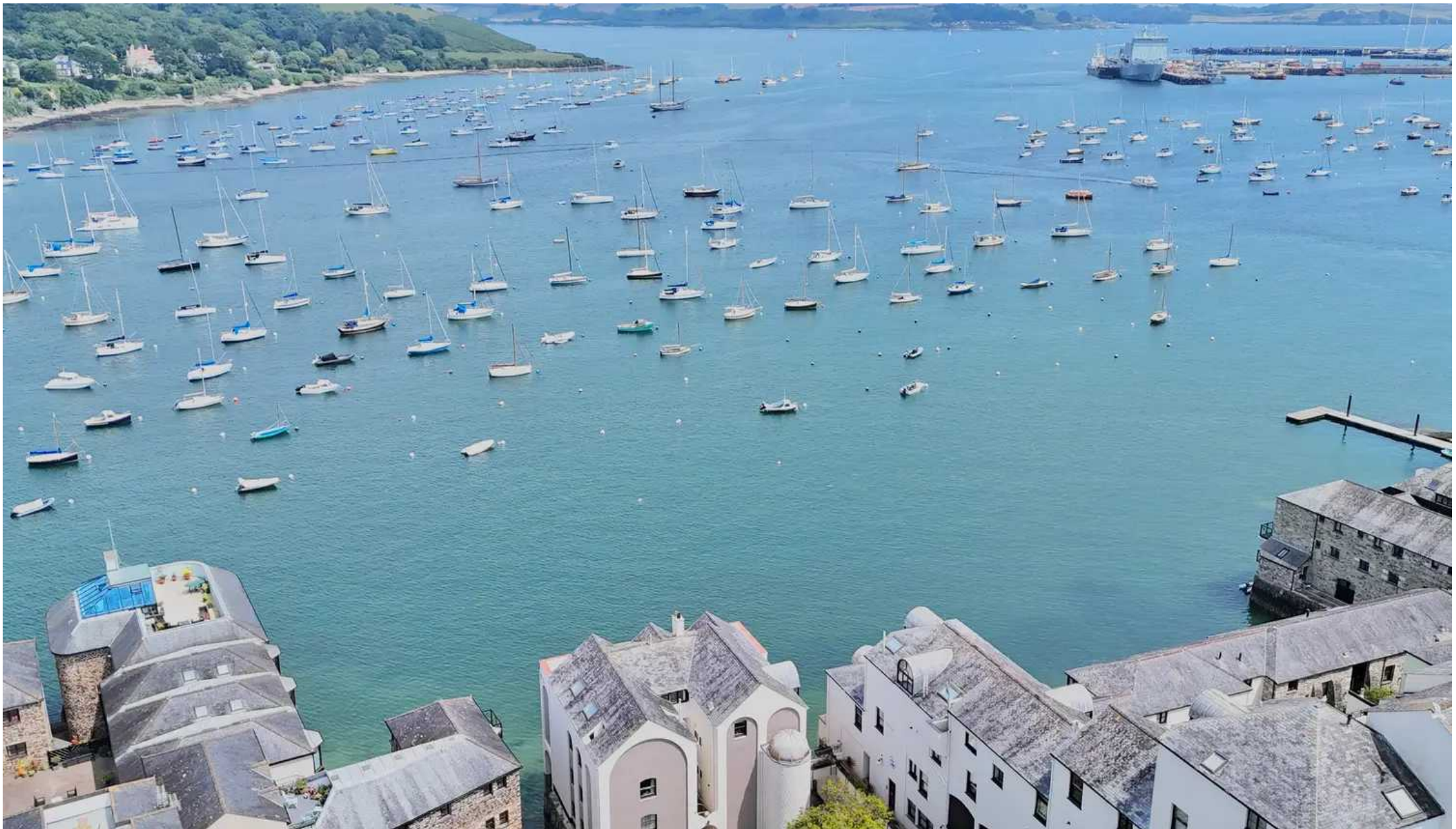


VICTORIA QUAY, PACKET QUAYS, FALMOUTH, CORNWALL, TR11 2UD.  
 TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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