



## 9 Swingbridge House Quay Hill, Penryn

Guide Price £325,000



Heather & Lay  
*The local property experts*



- Immaculate second floor apartment
- Delightful quayside development
- 2 Double bedrooms, main ensuite
- Full width balcony with views across Penryn River towards Flushing
- Open plan dual aspect living space with modern well-equipped kitchen
- Double glazing & gas central heating
- Allocated parking space
- Great home or investment property

**THE PROPERTY** - Situated on the second floor in the acclaimed Anchor Quay Development, this impressive two-bedroom apartment offers a prime position with views across Penryn River towards Trevisson and Flushing. The accommodation comprises an open-plan living space with sliding patio doors out onto the covered balcony with those amazing views and a modern kitchen with a range of units and integrated appliances. There are two spacious bedrooms, both are of a good size, with the master having patio doors onto the balcony and a modern en-suite shower room. The current owner has updated to a high standard presenting a superb apartment, a great permanent residence or investment property - viewing is highly recommended.

**THE LOCATION** - Penryn's Harbour Village is part of the restoration and regeneration of Penryn Harbour which provides nearly 100 character homes, cottages and apartments and includes the refurbishment of important listed buildings. The apartment is in a convenient spot a few minutes walk into town and the railway station and a few minutes further to the University. Penryn has an active community and excellent everyday facilities including a nursery, primary and secondary schools. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro city and mainline Paddington. Falmouth town (approx 2 miles) provides shopping, schooling, business and leisure facilities.







**ACCOMMODATION IN DETAIL** (ALL MEASUREMENTS ARE APPROXIMATE)

**COMMUNAL ENTRANCE**

Doors from the front and the rear of Swingbridge House, with video entry phone and remote door release, lead into the spacious communal entrance hallway with lift and stairwell access to apartment 9 on the second floor.

**ENTRANCE HALL**

Space for coats and shoes. Storage cabinet. Light oak flooring. Front door with spyhole and chain lock.

**INNER HALLWAY**

A generous and welcoming space with video entry phone and remote front door release. Central heating thermostatic control. Continuation of light oak flooring. Door to shelved airing cupboard housing the pressurised hot water tank. Electric Consumer Unit. Radiator. Doors to two bedrooms, bathroom and .....

**OPEN PLAN LIVING/DINING ROOM/KITCHEN**

18' 10" x 16' 0" (5.74m x 4.88m)

A striking, light, bright room with two windows to one side and full width double glazed doors leading out onto the balcony with views overlooking Penryn River and towards Trevisomme and Flushing. Continuation of light oak flooring. Radiator. TV and telephone points. The kitchen area has been thoughtfully planned and designed by 'CK Kitchens' with a range of matt grey, flush fronted base and eye level cupboards and drawers with ample work surface and inset stainless steel sink and drainer with mixer tap. Under cupboard lighting to wall units and LED lighting below the work surfaces. Stainless steel oven. Induction hob with extractor hood above. Integrated fridge/freezer and washing machine.

**BALCONY**

Large covered balcony with stainless steel rails and glazed screens providing an absorbing outlook over Penryn River, towards Trevisomme and Flushing. A great feature flooding light into and accessed from the open plan living area.











### **BEDROOM ONE**

10' 2" x 10' 0" (3.10m x 3.05m)

A bright double room with sliding patio doors out onto the covered balcony with those fabulous views across the river towards Flushing. Two built-in wardrobes. Radiator. Door to...

### **EN SUITE**

Modern white suite comprising over-sized tiled shower cubicle with rainfall shower and spray attachment, low level flush WC and wall mounted hand basin. Tiled flooring. Heated towel radiator. Mirrored medicine cabinet. Shaver point. Ceiling spotlights.

### **BEDROOM TWO**

12' 6" x 8' 8" (3.81m x 2.64m)

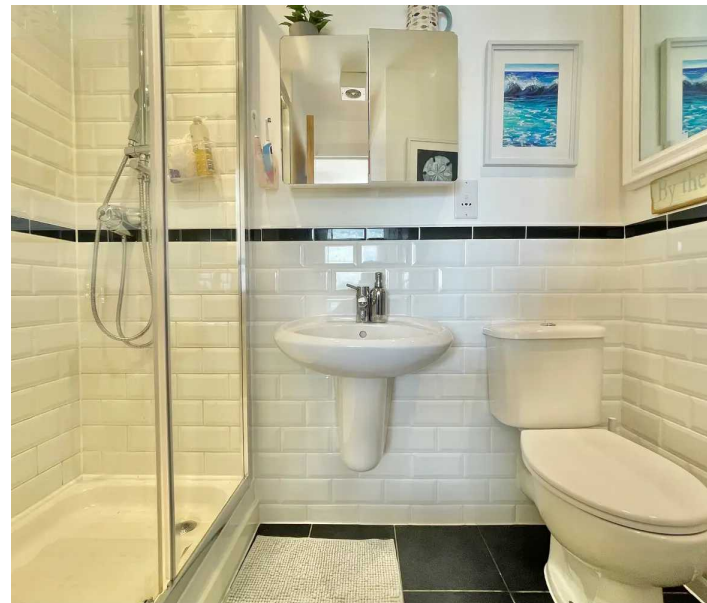
Double glazed window to side with views to inner harbour, river and bridge. A good double -size room with space for wardrobes. Radiator.

### **BATHROOM**

A modern white three-piece suite comprising button flush WC, wall mounted hand basin and panel bath with shower mixer over. Sensor lit mirror. Shaver point. Tiled floor and partial wall tiling. Tiled shelving. Heated towel radiator. Ceiling spotlights. Extractor.

### **TENURE**

Leasehold - 999-years from 2006. Managing Agent - Koti Property Management telephone number 01208 510050. Current service charge £2400 per annum paid monthly or annually. The current years maintenance has been covered by the vendor to January 2025 when the service charge is reviewed. Long letting and holiday letting is permitted. No pets allowed without permission from the Managing Agent.







#### ALLOCATED PARKING

1 Parking Space

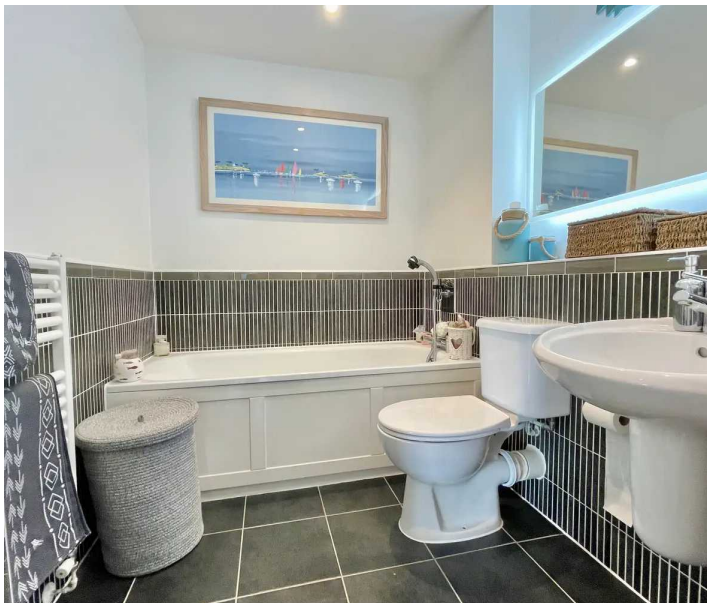
Located directly outside the rear entrance to the building identified by 'AM' on the parking space.

Council Tax band: B

Tenure: Leasehold

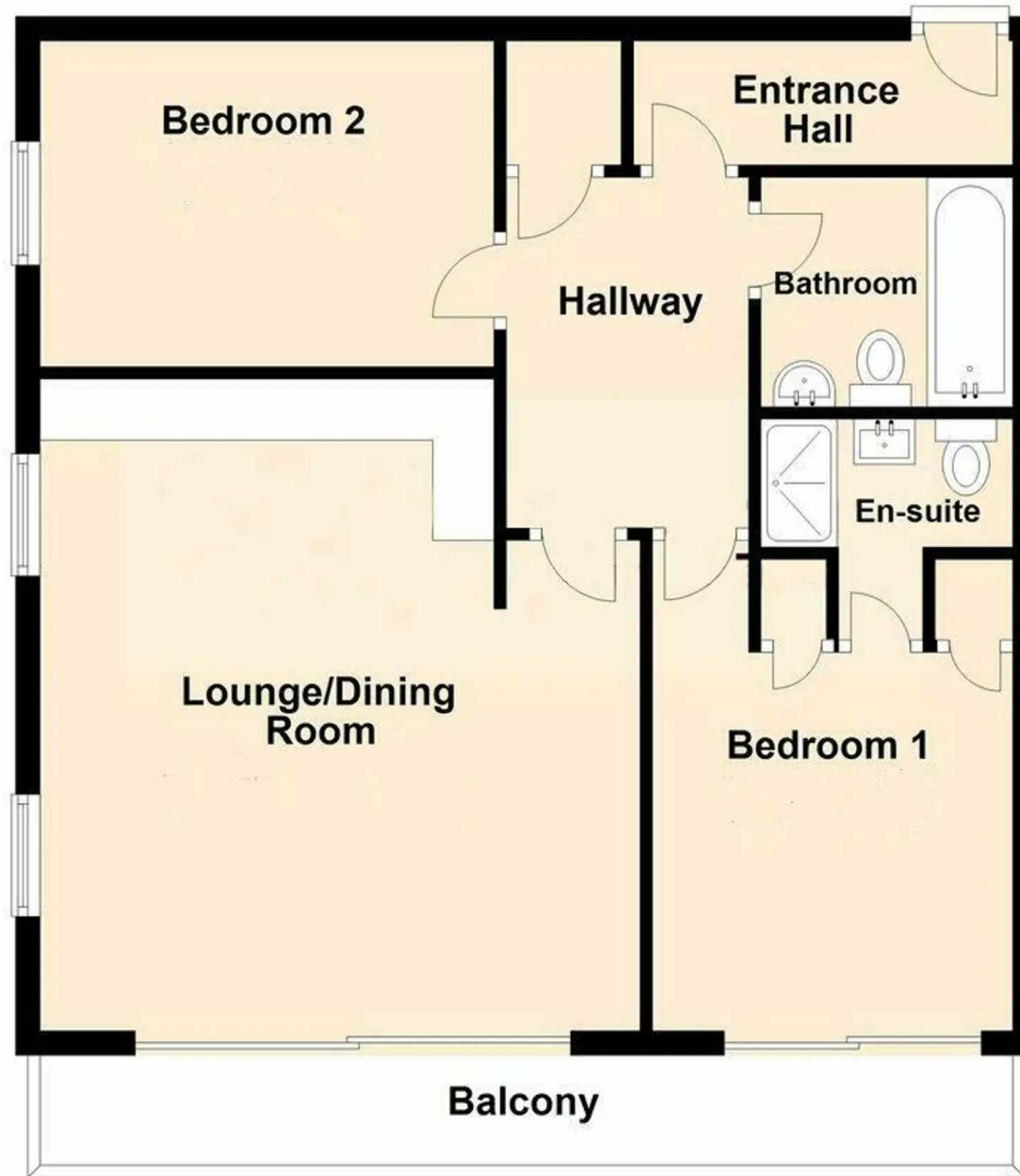
EPC Energy Efficiency Rating: B

Services: Mains electricity, gas, water & drainage



# Ground Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



Total area: approx. 65.2 sq. metres (702.0 sq. feet)



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