



## Flat 7, 6 Grove Place, FALMOUTH

Guide Price £210,000 LEASEHOLD



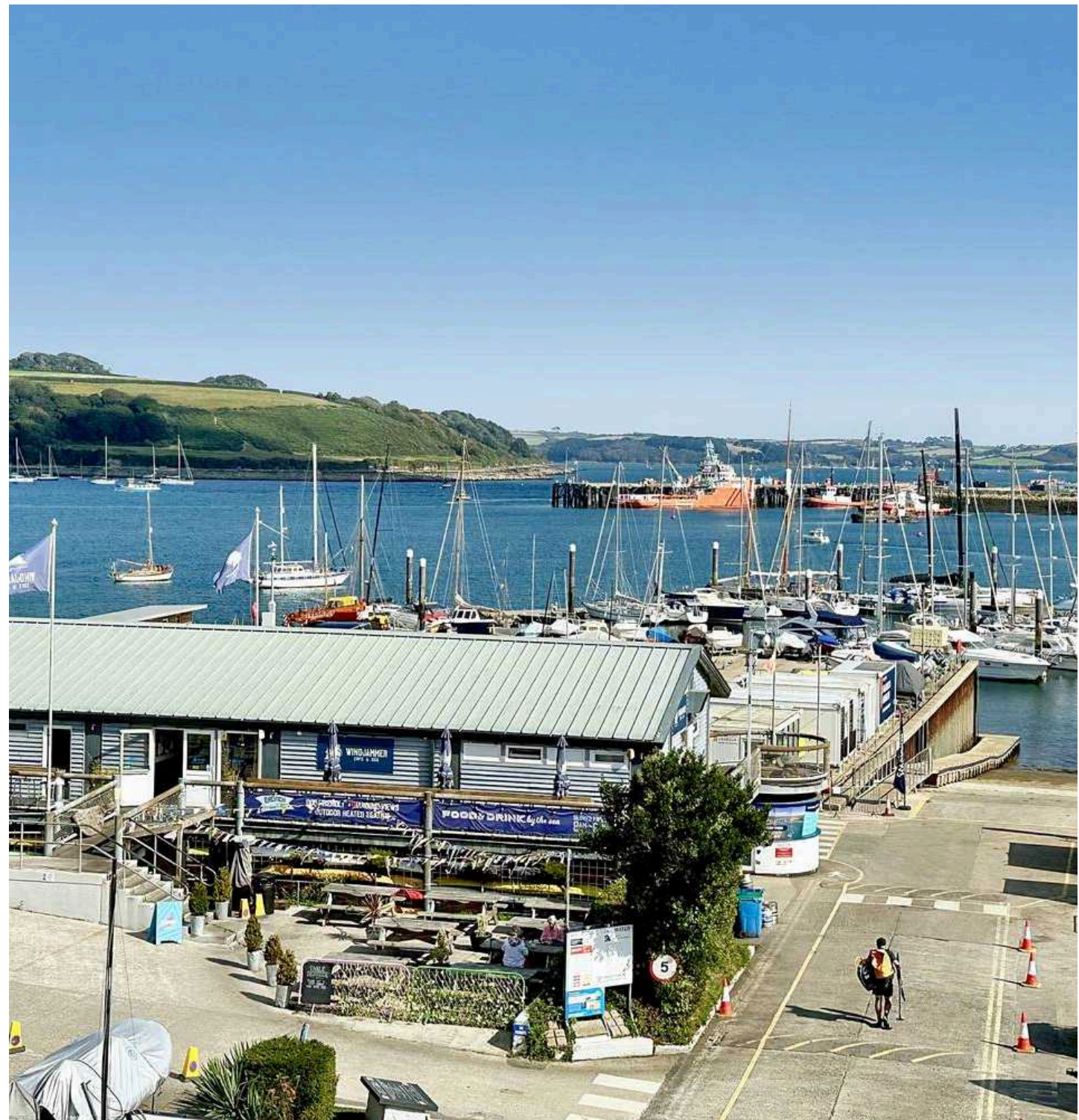
Heather & Lay  
*The local property experts*



- Top floor penthouse apartment
- Superb waterfront, harbour and coastal views
- Converted within elegant Grade II listed Regency former townhouse
- Delightfully refurbished one bedroom accommodation
- 20' living, dining room & fitted kitchen
- Shower room/WC
- A few paces from town, waterside & Event Square
- A great permanent home or letting investment. No onward chain

#### THE PROPERTY

Number 6 Grove Place is an elegant Grade II listed double fronted Regency former town house, which was skillfully converted into apartments during 2005/2006. We were delighted to be instructed in their sale at the time, and remember how well they were received and how quickly they sold. The developer chose to keep Number 7, liking its top floor position and fantastic outlook and has enjoyed owning and renting it out since. Now Number 7 is for sale with no onward chain, freshly decorated and ready for its new owner and occupant. One's access is the original fine main entrance at Number 6, up wide granite steps to the columned portico and front door. The broad staircase wends its way to the 3rd, top floor, servicing just two apartments, Number 6 & 7. There is brightness within where light is gathered front and back through large multipane sash windows. The 'living' room is superb; 20' in length with a wonderfully engaging view, via two windows, into the harbour, over the slipway and Haven Marina and beyond to the Docks, Carrick Roads and Roseland Peninsular -brilliant! The kitchen is fitted in a stylish matt mid-blue with appliances built in. There is a shower room with a large shower cubicle. and the apartment has a quality floor, just laid throughout. It is difficult to picture a more convenient and involving location to live in Falmouth. Wholeheartedly recommended!





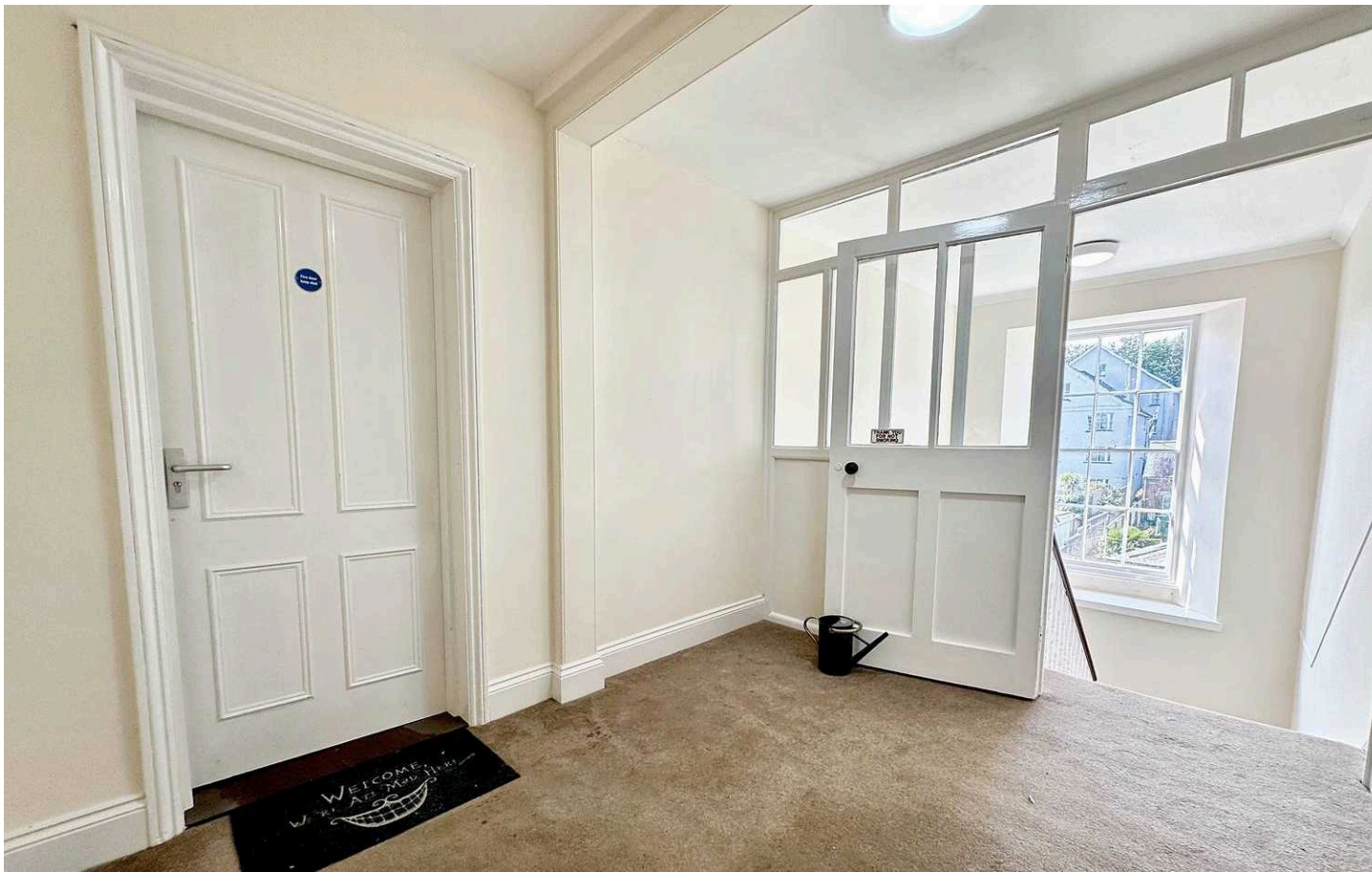


**NEARBY HARBOUR  
& MARITIME MUSEUM**









## THE LOCATION

Number 6 Grove Place is a few paces from Falmouth town and the harbourside with so much of what Falmouth has to offer on its doorstep; fine restaurants, interesting and specialist shops, proper pubs selling real ales and opeways leading to the water's edge. Port Pendennis Marina, The Maritime Museum, Events Square with Tesco Express, Harvey's Wharf Restaurant and Pizza Express are all within a few hundred yards. The nearby 'Dell' railway station and line branches to Truro Cathedral City (approximately eleven miles), with its mainline railway link to Paddington, London. Newquay Airport (twenty five miles) has regular services throughout the UK.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Fine wide granite steps, up to Number 6's original front door and columned portico, into the...

### COMMUNAL ENTRANCE & HALLWAY

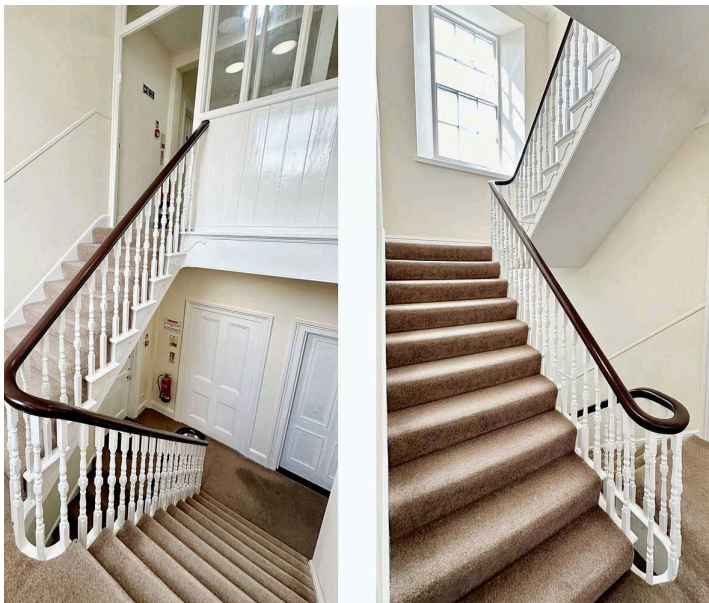
Elegant turning staircase rising to the third floor and apartment 7. The spacious 'top' landing serves just two properties. Tall sash window on 1/2 landing flooding light. Painted panelled door into No. 7.

### HALLWAY 9' 10" x 4' 5" (3.00m x 1.35m)

Quality vinyl tile flooring freshly laid throughout. Access to loft space. Main door entry phone and remote door release. Electric fuse box and meter. White panel effect doors to bedroom, shower room and...

### LIVING DINING ROOM & KITCHEN 19' 10" (6.05m) x 13' 4" (4.06m)

increasing to 15' 9" (4.8m) in kitchen area. A superb open space with an 8' (2.44m) ceiling height and two, twelve pane sliding sash windows giving a lovely elevated, unobstructed view into Falmouth Harbour, across 'Falmouth Haven' marina, to Flushing and Trefusis, over the Docks to The Roseland Peninsula, towards St Just. This is a remarkable, engaging outlook and position beside the dinghy park and slipway, looking toward Event Square, Pendennis Castle & Point. Quality vinyl tile flooring. Two digital programmable electric room heaters. Three pendant lights. Access to roof space.







#### **KITCHEN AREA**

The kitchen area is spotlit and fitted with Shaker style cupboards and drawers, painted in matt mid blue, incorporating a useful utility, storage cupboard for ironing board or vacuum cleaner, perhaps. Extensive work tops and an inset one and a half bowl stainless steel sink and drainer with mixer tap. Tile splashback. Built-in 'NEFF' stainless steel oven and grill, 'A.E.G.' touch control induction hob with stainless steel extraction hood over. 'A.E.G.' fridge and freezer. Dishwasher and washing machine. Shelves.

#### **BEDROOM 11' 2" x 10' 0" (3.40m x 3.05m)**

Twelve pane double glazed sash window to rear with a relatively open and wooded outlook to Arwenack Avenue. Electric, digital thermostatically controlled heater. Continuation of quality vinyl tile flooring.

#### **SHOWER ROOM 6' 2" x 6' 2" (1.88m x 1.88m)**

White three-piece modern suite comprising large, walk-in tiled shower cubicle, dual flush WC and hand wash basin. Chrome towel rail. Medicine cabinet. Extractor.

**TENURE:** 999 years from 25th October 2005. The maintenance & service charge is currently £353.39 paid quarterly (£1,413.56 annually)

Buildings Insurance for the apartment £1003.51 per annum

Management Company: Belmont Property Management.

#### **SHARE OF FREEHOLD**

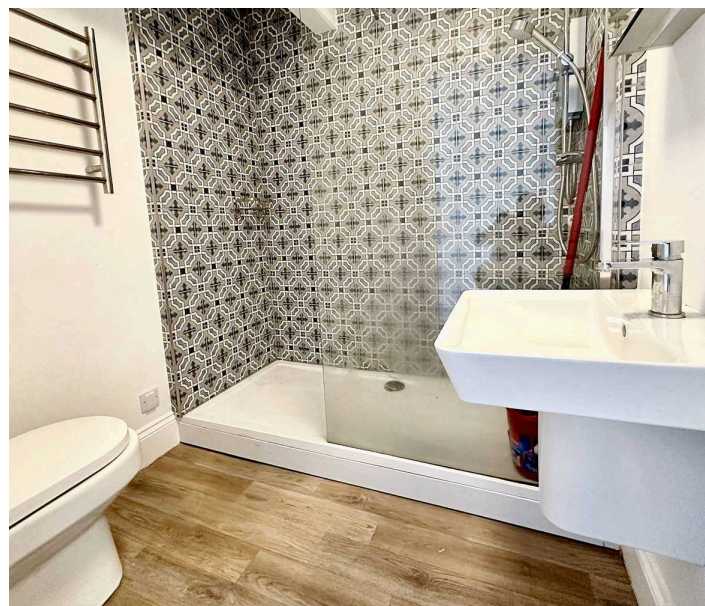
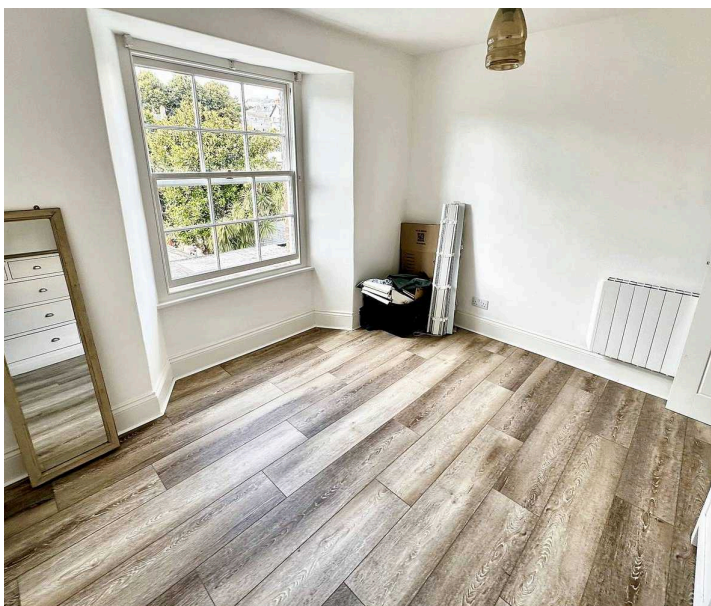
**AGENTS NOTE:** There's a restriction that the property is not for holiday letting. Assured shorthold tenancies (ASTs) are allowed. The apartment shares common parts including the front garden, entrance hall, stairway and landings.

There is a restriction regarding pets: allowed by permission of the landlord, which must not be reasonably withheld.

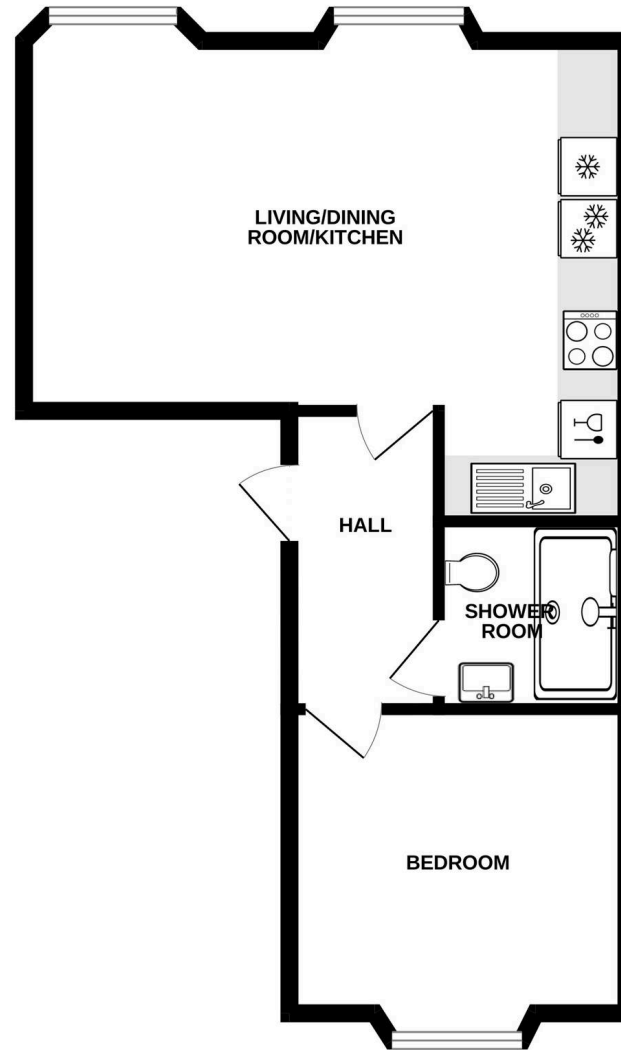
**Council Tax Band:** A

**EPC:** D

**Services:** Mains electricity, water & drainage.



GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.8 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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Flat 7, 6 Grove Place

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