



## 18 Swingbridge House Quay Hill, Penryn

Guide Price £495,000



Heather & Lay  
*The local property experts*

- Located in Harbour Village Penryn
- Penthouse Apartment
- Master en-suite shower room
- Open plan living/kitchen/diner
- Large covered balcony
- Designated parking spaces

### THE PROPERTY

Situated on the top floor in the acclaimed Anchor Quay Development, this two-bedroom 2006-built Penthouse apartment is a real cracker! The accommodation comprises an open-plan living space; at one end of this room is a sensibly configured kitchen with a fine arrangement of units and fitted appliances. Both bedrooms are of a good size with the master having en-suite. An amazing penthouse apartment and a great investment - no onward chain.

### THE LOCATION

Penryn's Harbour village is part of the recent restoration and regeneration of Penryn harbour which provides nearly 100 character homes, cottages and apartments and includes the refurbishment of important listed buildings. The development, much of which is riverside, takes place within the Penryn conservation area, which is predominantly Georgian in flavour. Penryn town is a few minutes' walk away and Falmouth harbour town, about 1 mile away. Swingbridge House is a striking development of purpose-built apartments.

### ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Main entrance with entry phone and remote door release into the communal lobby.







#### **COMMUNAL LOBBY**

Access to fourth floor via staircase or lift.

#### **ENTRANCE**

Door with spyhole into vestibule with coat hooks and electric consumer unit. Spotlit.

#### **HALLWAY**

A generous, welcoming space. Video entry phone with remote front door release. Power points. Central heating thermostatic control. Door to deep-shelved storage cupboard. Airing cupboard housing pressurised hot water tank. Radiator. Mullti-pane double doors into ...

#### **SITTING/LIVING/DINING ROOM**

26' 1" x 17' 0" (7.95m x 5.18m)

An amazing full wall of glass in this delightful dual-aspect room with sliding aluminum powder-coated, double-glazed doors leading out onto the covered balcony with views overlooking Penryn River ahead, and towards Trevissome and Flushing. Two Velux windows with blackout blinds and windows to the side. Radiators. Television and power points. Into ...

#### **KITCHEN**

Thoughtfully planned and comprehensively equipped, fitted high gloss units with granite worktops, inset stainless steel sink and mixer tap with rivened drainer. Large island with breakfast bar to one side, inset electric oven and gas hob with stainless steel extractor hood above. Integrated fridge, freezer, dishwasher and washer/dryer. Spotlight and rail lights. Potteron gas boiler in cupboard fuelling radiator central heating and hot water supply.

#### **BALCONY**

24' 0" x 3' 0" (7.32m x 0.91m)

Remarkably large covered balcony with stainless steel rails and glazed screens providing an absorbing outlook over Penryn River, towards Trevissome and Flushing. This is a lovely feature and of course, is accessible from both the reception room and master bedroom. Paved, tiled floor.







### **MASTER BEDROOM**

16' 0" x 12' 0" (4.88m x 3.66m)

Built-in wardrobes to one side and additional eaves storage. Velux windows with black-out blinds. French doors to balcony overlooking Penryn River. Radiator.

### **EN-SUITE**

10' 0" x 6' 1" (3.05m x 1.85m)

In white with button flush WC, wall mounted hand wash basin with lit mirror over and large walk-in, tiled, boiler fed shower cubicle. Ceramic tiled floor with partial wall tiling. Shaver point. Ceiling spotlights. Ladder style heated towel rail. Extractor fan.

### **BEDROOM TWO**

16' 1" x 8' 1" (4.90m x 2.46m)

Built-in wardrobe with UPVC double-glazed window to the side facing South with pleasant, elevated views out to the River. Radiator. Power points. Velux window with blackout blinds.

### **BATHROOM**

Quality white three-piece suite comprising button flush WC, wall mounted hand basin and panel bath with shower mixer over. Mirrored cabinet with light above. Shaver point. Ceramic tiled floor and partial wall tiling. Heated ladder-style towel radiator. Ceiling spotlights. Extractor.

### **ALLOCATED PARKING**

There is allocated parking for 2 vehicles in tandem.

Council Tax Band : D

EPC = C

Tenure: Leasehold 978 years remaining

Maintenance: £2,527 p.a. (as of February 2025)

Services: Mains water, gas, electricity & drainage.



GROUND FLOOR  
1164 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 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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