



Smugglers Row

Falmouth



8, Smugglers Row

The Packet Quays, Falmouth, TR11 2UH

Commanding stunning views over the constant marine activity within Falmouth's harbour, across to Flushing, Trefusis Point and The Carrick Roads, this three bedroomed maisonette with a private terrace and secure parking is positioned within moments of the town and waterside – a sensational base from where to enjoy the best that Falmouth has to offer.



The property

- Duplex (maisonette) apartment with private and independent entrance
- All rooms enjoy the stunning water views
- Unique, domed private entrance
- Open plan living room enjoying the fine views and access to a private and enclosed balcony
- Modern galley kitchen with fitted appliances (dishwasher, cooker, microwave, fridge, freezer, gas hob, extractor). All AEG and Zanussi.
- Master bedroom with en suite shower room
- Two further bedrooms (one double and one single)
- Main bathroom
- Gated, secure underground parking with lift access to the apartment
- Visitors parking (limited) with permit
- Residents' communal garden enjoying the water views
- Residents' slipway - located adjacent to Jane's Court and for the private use of the residents of Packet Quays

Distances

Falmouth town centre – 500 yards;
Royal Cornwall Yacht Club – 350 yards;
Gyllyngvase Beach – 1.5; Swanpool Beach – Swanpool Beach – 2; Tremough (university campus & innovation centre) – 3; Mylor Yacht Harbour – 4.5; Helford Passage – 7.5; Truro – 10.5

(All distances are approximate and in miles)

What 3 Words

///slides.closes.actors

Tenure, services and general information

Leasehold: 125 years from 1984 (85 years remaining)

Maintenance charge: £3,059 per year includes external decoration, maintenance of the lift and communal areas, and buildings insurance. Ground rent: £45 per year

Long term rentals permitted and short term/holiday rentals permitted subject to registering with Home Quest and separate refuse collection arranged.

Mains electricity, gas, water and drainage. Gas fired central heating.

Broadband is available in the postcode.

Owners' pets are permitted.

Council Tax: Band E





The location

Smugglers Row is a part of the prestigious and historically important Packet Quays waterside development, positioned between the Royal Cornwall Yacht Club and Falmouth's High Street. This prime location offers both convenience and a picturesque setting, making Packet Quays highly sought-after for permanent residences and holiday homes alike. Despite being just moments from the town's main shopping street, the development enjoys a relatively quiet and secluded position on the harbourside.

The apartments are in the heart of Falmouth, a lively harbour town celebrated for its charming period architecture, exceptional sailing waters and many festivals and regattas. A haven for sailors, Falmouth has experienced a revitalization over the past decade, now boasting an eclectic variety of harbourside bars, restaurants, pubs, and a range of shopping options from unique boutiques to well-known high street retailers.

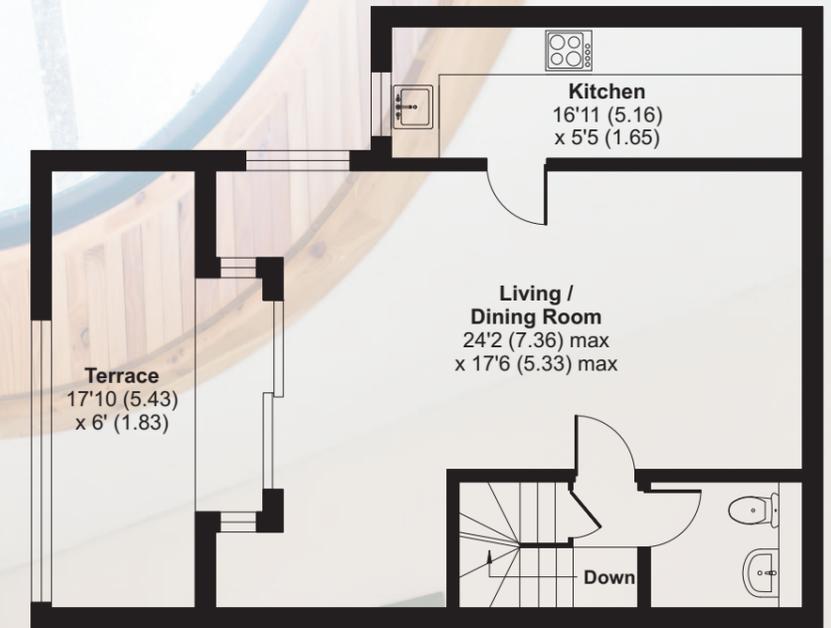
Directions

Travelling into Falmouth along North Parade / Greenbank (alongside the river), continue passing Dunstanville Terrace on your right and the Royal Cornwall Yacht Club on your left. The entrance to Packet Quays is on the left, before the top of the hill.

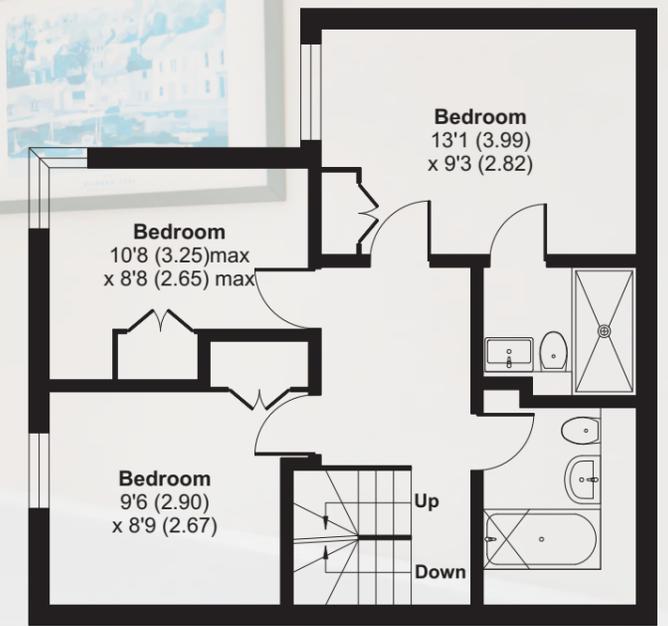
Smugglers Row, The Packet Quays, Falmouth, TR11

Approximate Area = 1061 sq ft / 98.6 sq m

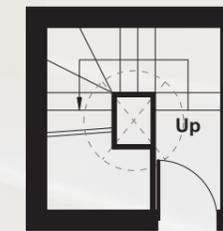
For identification only - Not to scale



LOWER FLOOR



MIDDLE FLOOR



PRIVATE ENTRANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Shore Partnership Limited. REF: 1149888

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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