



TOM WILLS
PERSONAL PROPERTY AGENTS

18 Tregenna Court
Port Pendennis, Falmouth, TR11 3XG
£335,000



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Approached via its own private ground floor entrance, this superbly bright, airy and stylishly refitted two-bedroom apartment sits within the secure gated grounds of Port Pendennis Marina, and includes a generously sized garage with useful overhead storage. Falmouth's town centre and seafront are both within an easy ten-minute level walk.

- Ground floor apartment
- Level walk from the town centre and Harbourside
- Beautifully re-fitted and modernised
- Spacious garage with overhead storage
- Prestigious gated development
- Perfect low maintenance home
- Delightful Marina walkways
- Use of the development's tennis court
- Established and well run management company
- Being sold with no onward chain



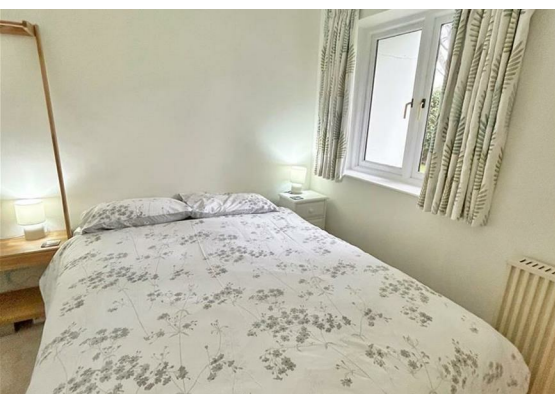
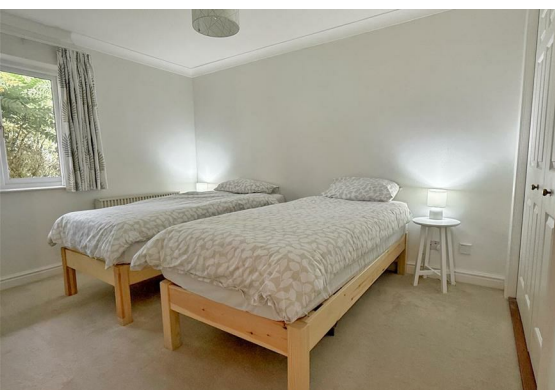


Set within the renowned Port Pendennis marina development, this beautifully refitted ground floor apartment offers secure, low-maintenance living in the very heart of Falmouth, just a level stroll from the town centre, harbour and beaches.

The apartment has been thoughtfully redesigned to create a light, open-plan living space with a broad bay window and an external door opening directly onto a patio and the attractively landscaped communal gardens beyond. The modern kitchen is smartly fitted with composite worktops, a range-style oven and hob, and integrated appliances, all arranged to make the space both sociable and practical.

There are two comfortable double bedrooms and a luxurious shower room, with quality hardwood double-glazed windows throughout and thermostatically controlled electric radiators providing efficient heating.

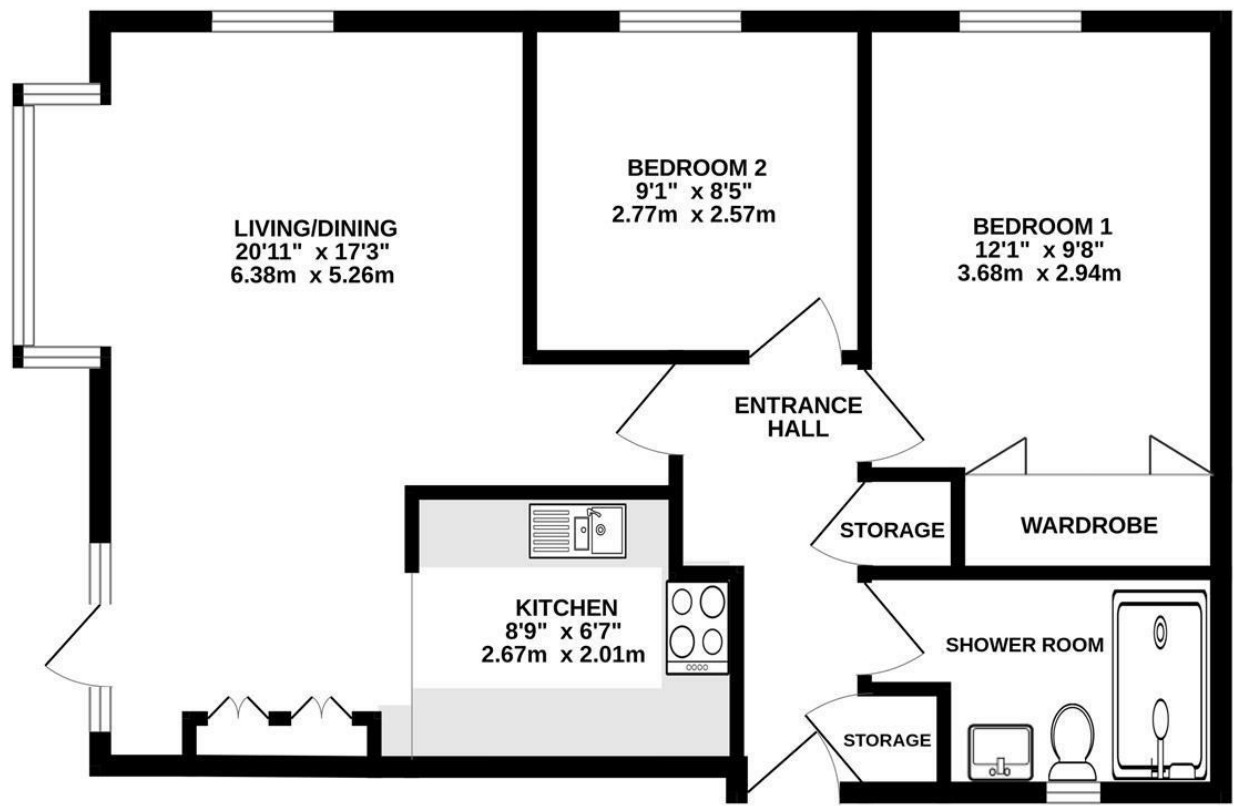
Port Pendennis is a highly regarded, gated marina community, exceptionally well maintained and benefiting from generous parking areas and telephone-entry controlled electronic gates. The apartment also includes a nearby garage with pitched storage above. With external upkeep and buildings insurance covered by the service charge, this is an ideal low-maintenance main home, lock-up-and-leave retreat or investment, in one of Falmouth's most sought-after waterside addresses.



ADDITIONAL INFORMATION

Tenure - Leasehold. 1,000 year lease from 1988. The freehold is vested within Port Pendennis Management Company Limited of which each leaseholder has a share. The annual service charge for 2025/26 is set at a reasonable £2465.6, paid over 4 payments of £616.4 which covers block insurance, all external maintenance costs including re-decorations. We understand there are no restrictions on long term letting. Holiday letting along with keeping pets requires consent from the management company. Possession - Vacant possession upon completion. Services - Mains electricity, water and drainage. Council Tax - Band D. EPC rating - 64 (D)

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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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if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

