



## Flat 7, 41 High Street, Falmouth, TR11 2AF

Guide Price £295,000

A penthouse apartment boasting 2 double bedrooms, an open-plan living area and, crucially, truly fabulous, uninterrupted, 180 degree, elevated views over the Penryn River, Falmouth Harbour and beyond, enjoyed via a spacious external balcony. The property is located along Falmouth's historic High Street, forming part of a charming double fronted building, which plays host to an array of quirky shops and fine dining restaurants. The property is available with the added benefit of no onward chain. A viewing is unhesitatingly recommended.

### Key Features

- Double aspect penthouse apartment
- 2 double bedrooms
- Occupying part of a charming Grade II Listed building comprising 7 flats
- Immediate vacant possession and no onward chain
- Fascinating, ever changing, elevated 180 degree views
- Large open-plan living area
- Prime Falmouth position on historic old High Street
- EPC rating D



## THE LOCATION

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a very unique lifestyle, bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, Falmouth offers many attractions such as Pendennis Castle, National Maritime Museum, pubs, bars, restaurants and the Falmouth Marina. The combination of maritime heritage and modern creativity makes the town a hugely popular spot. It is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained.

The railway line takes you to Truro in under half an hour; many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River. More specifically, Number 41 is located on the historic old High Street, which boasts a unique selection of shops and fine dining restaurants.

## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Entrance door leads into the apartment. Coat hanging area. Carpeted stairs rise to:-

### OPEN-PLAN LIVING ROOM

24'10" x 16'9" (7.57m x 5.11m)

A large open-plan living area with significant space for living and dining room furniture. Gas fired Worcester combination boiler. access into eaves. Carpeted flooring, two radiators, two large double glazed Velux windows bringing in much natural light, recently installed patio doors leading out to the:-

### BALCONY

8'9" x 6'5" (2.69m x 1.98m)

A truly wonderful balcony position, enjoying 180 degree ever-changing elevated views over to the Penryn River, to Flushing, Falmouth's inner and outer harbour, the Carrick Roads, as far as The Roseland Peninsula and then over Falmouth town and to Pendennis Castle.

### KITCHEN AREA

10'0" x 9'4" (3.07m x 2.87m)

Vinyl tile-effect flooring, eye and base level units, four-ring electric hob and oven, washing machine, freestanding fridge/freezer, double sink unit with chrome mixer tap. Tiled splashback.

### BEDROOM ONE

13'5" x 10'7" (4.09m x 3.25m)

Maximum measurements provided. Carpeted flooring, sash windows with lovely views over the High Street and into town and towards Pendennis and over the inner harbour and marina. Radiator. Eaves storage.

### BEDROOM TWO

10'11" x 11'8" (3.33m x 3.56m)

A double bedroom. Carpeted flooring, sash windows with similar views to bedroom one. Radiator.

### BATHROOM

Vinyl tile-effect flooring, double glazed hardwood Velux window with shutter. Low level flush WC, wash basin with mixer tap, tiled splashback and mirror, bath with tiled splashback, mixer tap and electric shower over with shower rail and curtain. Radiator.

## THE EXTERIOR

To the side elevation there is an external door at basement level leading to a communal store and bin room.

## GENERAL INFORMATION

### SERIVCES

Mains gas, water, electricity and drainage are connected to the property. Gas fired central heating.

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

Leasehold - 999 years from 1986 with a share of the freehold. Annual service charge of approximately £1,300. We understand holiday letting is not permitted although assured short hold tenancies (minimum 6 months) are allowed. Pets are not permitted.

### VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



# Floor Plan

## High Street, Falmouth, TR11

Approximate Area = 831 sq ft / 77.2 sq m

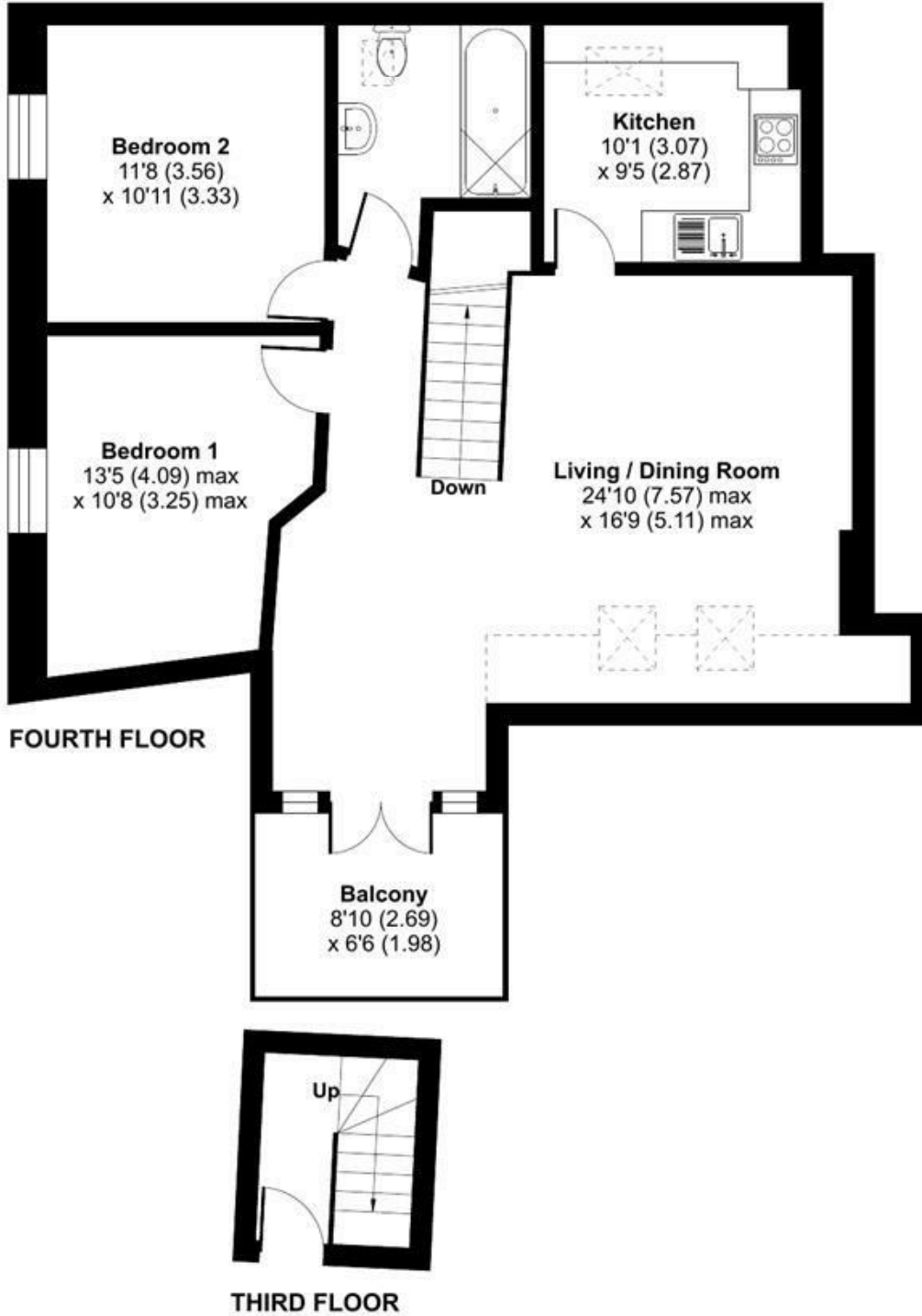
Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 875 sq ft / 81.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Laskowski & Company. REF: 1116427