



7 Anchor Terrace, Quay Hill, Penryn, TR10 8GW

Guide Price £175,000

Located within the vibrant harbour village; a 1 bedroom, first floor 'studio' apartment providing immediate vacant possession and ready to move into, offering modern accommodation with the addition of a south-facing, covered balcony taking in glimpses of the Penryn River. A superb bolthole, investment, or first time purchase. No onward chain.

Key Features

- First floor apartment
- Open-plan kitchen/living/dining room
- Excellent bolthole, investment, or first time purchase
- No onward chain
- 1 bedroom
- Covered, south-facing balcony
- Immediate vacant possession
- EPC rating B



THE ACCOMMODATION COMPRISES

From Harbour Village, opposite the entrance to Anchor Warehouse, a hardwood communal entrance door with intercom system provides access into the:-

COMMUNAL HALLWAY AND LANDING

Stairs rise to the first floor landing, with the private front entrance door immediately on the right hand side, leading into the:-

LOBBY

Wood-effect flooring, sliding door concealing cloaks cupboard with electrical consumer unit and coat hooks. Ceiling light. Door opening into the:-

HALLWAY

Continuation of wood-effect flooring, doors to all rooms. Video entry intercom system, ceiling light, Economy 7 heater.

OPEN-PLAN KITCHEN/LIVING/DINING AREA

A particularly bright and nicely sized room incorporating a fitted kitchen to one side comprising beechwood-effect units set both above and below a polished stone worksurface with inset sink and drainer with mixer tap. Appliances to include: electric oven with four ring electric hob, concealed extractor and stainless steel splashback, together with Indesit washing machine and built-in fridge with freezer compartment. Tiling to kitchen area and continuation of wood-effect flooring throughout. Media point with master internet connection and TV aerial point. Telephone point. Economy 7 wall heater, small Dimplex fan heater. Secondary TV aerial and telephone hub. Ceiling spotlights, ceiling light. Broad four pane sliding doors opening onto the:-

COVERED EXTERNAL BALCONY

A noteworthy feature, accessed immediately from the open-plan kitchen/living/dining area, with elevated views enhanced by the contemporary glass and steel balustrading encompassing glimpses of the Penryn River, together with a 180 degree view across Harbour Village, facing south with a favourable sunny aspect making for the ideal spot in which to relax and enjoy al fresco dining, entertaining etc. Slimline timber door providing access into a particularly useful shallow storage cupboard suitable for bins/recycling.

BEDROOM

With views across Quay Hill via a multi-pane double glazed sash window: a double room with Dimplex wall heater, built-in wardrobes with sliding doors, hanging space and shelving, together with airing cupboard housing slatted shelving and floor mounted Santon premier unvented hot water system providing domestic hot water. Ceiling light, TV aerial point, telephone point. Wood-effect flooring.

BATHROOM

A white three piece suite comprising low flush WC, wall-mounted wash hand basin with mixer tap, and bath with separate hot/cold taps, mains powered shower over and clear glazed side screen. Heated towel rail, extractor fan, inset downlights. Dimplex wall-mounted fan heater, shaver socket. Tiling to wet areas and floor.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Economy 7 heating.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Leasehold. 999 year lease commencing 2006. Service/maintenance charge of approximately £1,222.95 per annum which includes building insurance, external redecoration and lighting, heating and maintenance of the communal areas. We understand holiday letting is not permitted but are assured short hold tenancies are for a minimum of 6 months - pets are allowed with application and permission to Koti Property Management.

VIEWING

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



Floor Plan



Anchor Terrace, Quay Hill, Penryn, TR10 8GW

Total Approx Area: 394 ft² ... 36.6 m² (excluding balcony)

All measurements are approximate and for display purposes only