



3 Smugglers Row, The Packet Quays, Falmouth, TR11 2UH Offers Over £440,000

VIDEO TOUR AVAILABLE! Occupying an elevated position within the highly sought-after Packet Quays development, most conveniently positioned for Falmouth's town centre and picturesque waterfront, a beautifully presented 2 double bedroom apartment, benefiting from secure underground parking for 2 cars and magnificent, far-reaching views over the constant marine activity within Falmouth Harbour, from Flushing and Trefusis Point to the National Maritime Museum, port area, deep sailing waters of the Carrick Roads, and shoreline of The Roseland peninsula beyond. This spacious well proportioned apartment has been remodelled and updated to a high standard, now providing contemporary accommodation which includes a large open-plan living space with harbour-facing triple track sliding doors leading onto to 1 of 2 balconies, exceptional two-tone kitchen with wide breakfast bar, family shower room, utility cupboard and 2 generous double bedrooms, one with its own private balcony, en-suite shower room and dressing area.

Key Features

- Contemporary harbour-facing apartment
- Outstanding water views
- 2 double bedrooms, one with en-suite shower room
- Immediate vacant possession
- Beautifully refurbished to a high standard
- 2 balconies
- Secure 2-car parking
- EPC rating B



THE LOCATION

The Packet Quays is a highly regarded waterside development, most conveniently positioned for Falmouth's town centre and within just a few moments walk along Greenbank from the Royal Cornwall Yacht Club. The location is a haven for keen yachtsmen with Falmouth's main marina on nearby North Parade, deep water moorings available upon application from the harbour master, various sailing and rowing clubs, and easy access onto the excellent day-sailing waters of the Carrick Roads and Falmouth Bay, widely regarded as perhaps the best in the country. Falmouth's excellent town centre amenities are literally just a few minutes walk away and include a wide variety of shops, galleries, art centre, quayside bars, restaurants and many leisure amenities including a multi screen cinema, the National Maritime Museum, sub-tropical gardens and safe sandy bathing beaches. Passenger ferries from nearby Prince of Wales Pier lead to the picturesque villages of Flushing and St Mawes, and regular bus and rail services provide direct and easy access to the cathedral city of Truro, approximately twelve miles distant.

THE ACCOMMODATION COMPRISES

Approached via a lobby and stairwell, leading to two other apartments. Arched windows at mid landing level provide views over the harbour and Carrick Roads even before reaching the apartment!

ENTRANCE HALLWAY

A light open-plan reception area with entrance door from the second floor landing. Light oak-effect flooring, refitted uPVC double glazed patio sliding door opening onto the balcony with uPVC double glazed skylight over. Contemporary radiator, recessed ceiling spotlights.

OPEN-PLAN LIVING/KITCHEN/DINING ROOM

A stunning light and bright remodelled and refurbished living space, with replacement uPVC double glazed triple sliding patio doors providing access onto the balcony, whilst offering outstanding views over the inner harbour to the outskirts of Flushing, Trefusis Point, deep sailing waters of the Carrick Roads and shoreline of The Roseland peninsula.

KITCHEN AREA

Beautifully appointed contemporary kitchen with composite roll-top worksurfaces, inset one and a half bowl stainless steel sink unit with integrated composite drainer and swan neck mixer tap with detachable spout. Neff four-ring induction hob with Neff electric fan assisted oven under and Neff extractor unit over. Range of two-tone eye and waist level units provide a great deal of storage, whilst incorporating a built-in fridge, freezer and dishwasher. A wide breakfast bar provides a separation from the kitchen to the living area, providing further storage and seating, with a view direct to the harbour.

LIVING AREA

This large sociable room provides plenty of space for comfortable seating, as well as a family sized dining table. Continuation of the light wood-effect flooring, LED recessed spotlights with multi-coloured mood lighting. Two radiators, Dimplex wall mounted heater, thermostat. TV aerial point, broadband point.

MAIN BALCONY

Providing a superb al fresco dining area, enjoying the magnificent harbour views, with exterior courtesy light, replacement composite decking. Replacement uPVC sliding patio doors to the entrance hall and open-plan living area. uPVC double glazed door to the second bedroom.

INNER HALL

Light wood-effect flooring, central heating thermostat. Doors to bedrooms, family shower room and utility room. Storage cupboard with shelving, central ceiling light.

BEDROOM ONE

With its own private balcony, accessed via a replacement uPVC double glazed stable door and enjoying direct water views over the harbour, across to Flushing and Trefusis Point. This well proportioned double bedroom provides a walk-in dressing area with space for a large chest of drawers and mirrored built-in wardrobe with hanging rail. Light wood-effect flooring, contemporary radiator, Dimplex wall mounted heater. Wall mount lighting, wall mounted thermostat. Door to:-

EN-SUITE SHOWER ROOM

Remodelled, contemporary shower room with large walk-in rainfall-style power shower, panelled surround and glass screen. Vanity unit with large wash hand basin with twin mixer taps, tiled splashback and four drawers. Concealed cistern WC. Wall mounted contemporary radiator, tiled flooring, extractor fan, recessed ceiling spotlights.

BEDROOM TWO

A good size second double bedroom with a great deal of natural light from the large Velux window and uPVC double glazed side window which provides views over the harbour. uPVC double glazed door providing access to the main balcony, mirrored built-in wardrobe with hanging space and shelving. Light wood-effect flooring, contemporary wall mounted radiator. Two Dimplex wall mounted heaters, central ceiling light.

FAMILY SHOWER ROOM

Remodelled modern shower room with large walk-in boiler-fed rainfall-style shower with panelled surround and glass screen. Vanity unit housing wash hand basin with mixer tap. Concealed cistern dual flush WC. Tiled flooring, recessed ceiling lights, contemporary radiator, extractor fan.

UTILITY ROOM

Composite work-top and shelving, wall mounted Worcester gas combination boiler providing heating and domestic hot water. Space and plumbing for washing machine, space for condensing tumble dryer (currently housing a wine cooler). Central ceiling light, light wood-effect flooring.

THE EXTERIOR

Steps and paved terraces lead to the property from Geaches Cottages. A doorway from the top of the High Street as well as Jacket Steps.

UNDERGROUND CAR PARKING

Accessed from nearby Jacket Steps, providing secure under-cover tandem-style parking for up to two cars.

SLIPWAY

For the use of the residents of The Packet Quays, located within Janes Court.

RESIDENTS GARDEN

Adjacent to the slipway and accessed to the rear of Janes Court.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Leasehold. 999 years, commencing 1984. Current service charge £1,450 per annum, which includes the ground rent, buildings insurance, external redecoration, general maintenance of the lift and communal areas. Both long-term and holiday letting are permitted.

VIEWING

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

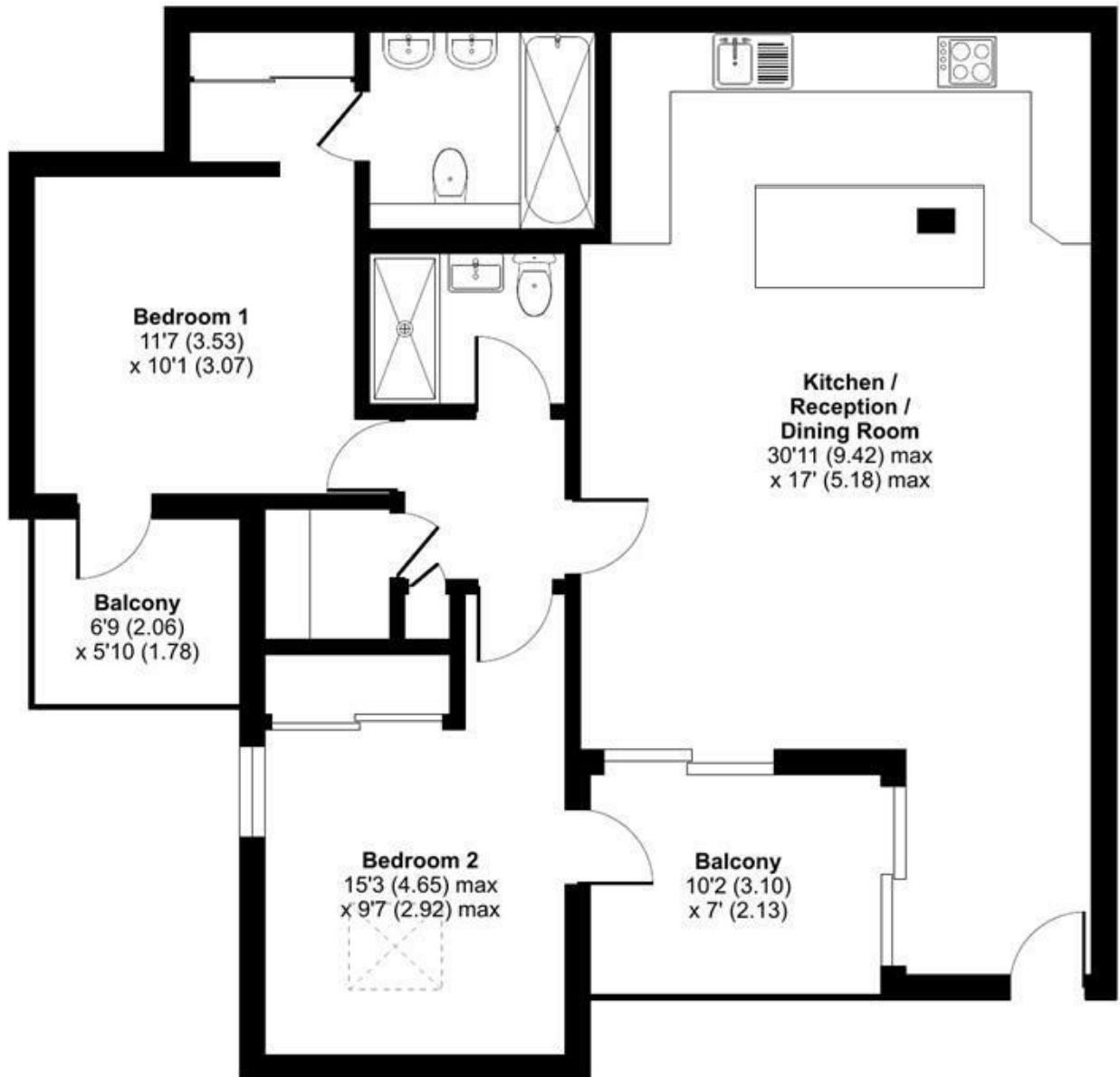




Smugglers Row, Falmouth, TR11

Approximate Area = 895 sq ft / 83.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Laskowski & Company. REF: 1174662