



Laskowski
&Co



3 Royalist Court, Port Pendennis, Falmouth, TR11 3XQ

£345,000

A lift assisted, exceptionally well maintained second floor apartment in highly sought-after Royalist Court, within Cornwall's finest marina development, offering light and well proportioned 2 double bedroom accommodation, enjoying a lovely open outlook over beautifully landscaped grounds, to the yacht basin and National Maritime Museum, available for sale with the benefit of immediate vacant possession and garaging. Viewing highly recommended!

Key Features

- Second floor apartment
- Marina views
- Modern kitchen and bathroom
- Garage
- 2 bedrooms
- Lift access
- Newly carpeted flooring
- EPC rating C



THE ACCOMMODATION COMPRISES

From the tarmac parking, a brick pavia and covered entranceway with courtesy exterior light and intercom system leads to a glazed entranceway with door opening into the:-

COMMUNAL ENTRANCE FOYER

Inset matting, timed lighting. Part glazed door leading to stairwell rising to second floor or, alternatively, lift access leads to the:-

SECOND FLOOR LANDING

Private front entrance door leading into:-

ENTRANCE HALLWAY

Panelled doors to all rooms, in clockwise fashion, bedroom one, kitchen/diner, living room, bedroom two and family bathroom. Slimline door to cloaks cupboard with coat hooks and electrical consumer unit. Contemporary ceiling lights and loft hatch. Telephone point and intercom system. Creda electric heater.

KITCHEN/DINER

Particularly bright via two sets of casement windows providing an elevated view over Bar Road.

KITCHEN AREA

A modern fitted kitchen with white gloss units and polished stone-effect composite worksurface inset one and a half bowl Grohe sink, drainer and mixer tap. Quality appliances including Baumatic electric oven, Hisense microwave oven, built-in fridge/freezer, space and plumbing for slimline dishwasher, Baumatic washer/dryer and Baumatic four-ring induction hob. Broad countertop space with the useful addition of cupboards. Door to airing cupboard housing modern unvented pressurised hot water cylinder and slatted shelving. Casement window to side elevation with view to Bar Road. Spotlights with dimmer switching, slate-effect flooring. Opening into:-

DINING AREA

Multi pane casement doors from the living room, providing a full depth view through the living room and across the marina towards Campbeltown Way and fields of Flushing in the distance. Broad casement windows to side elevation providing an outlook over the well tended gardens and Bar Road. Wall lights, elaborate ceiling light, dimmer switching. Dimplex night store heater, casement doors into:-

LIVING ROOM

Once again, bright and light, with recessed bay window with multi pane casement windows, window seat and views across the communal gardens, inner marina and Campbeltown Way, oblique glimpse of the Penryn River and fields of Flushing. Central fireplace with electric fire, raised hearth and 'hardwood' mantel and surround. Built-in shelving either side of casement doors, TV aerial point, telephone point, Designa thermostatically controlled electric wall heater. Wall lights and elaborate ceiling light, dimmer switching.

BEDROOM ONE

A double room with broad casement window, built-in wardrobe with folding panelled doors concealing hanging rail, shelf and storage space. Master Open Reach hub providing fibre broadband, Creda electric heater.

BEDROOM TWO

Another double room with casement windows providing a delightful view over communal grounds and inner marina. Ceiling light, Creda electric heater.

BATHROOM

Modern white tiling throughout and complementary tiled flooring. A comprehensive suite comprising low flush WC, pedestal wash hand basin, tile panelled bath with mixer tap and shower attachment. Corner shower cubicle with curved and sliding shower doors, handgrips, Mira Sport electric shower and extractor over. Heated towel rail, underfloor heating. Mirror with LED trim and shaver socket. Inset downlights, obscure glazed window.

THE EXTERIOR

COMMUNAL GARDENS AND GROUNDS

The entire grounds of Port Pendennis are maintained to a particularly high standard, creating a lovely, mature and established setting, the cost of which is included within the annual maintenance charge.

GARAGE

Single garage with up-and-over door, set within a block of five. Parking in front. Electric light.

COMMUNAL PARKING

Ample visitors parking is provided within Port Pendennis.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Telephone point (subject to supplier's regulations). Electric heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Leasehold. 999 years commencing 1988 with each owner maintaining a share of the freehold. Maintenance charge for the current financial year is paid quarterly, totalling £3289.56 per annum, to include maintenance of the electronic gates, marina walls, grounds, exterior redecoration, entry-phone system, block buildings insurance, lift maintenance, lighting, cleaning and redecoration of the communal areas etc. Holiday letting and pets are permitted with permission from the managing agent - Vickery Holman.

VIEWING

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

AGENT'S NOTE

Prospective purchasers should be made aware that a probate application is required for completion to take place. We can confirm an application is being prepared for submission with no delay expected. More information can be provided from Laskowski & Company, upon request.



Floor Plan

Royalist Court, Port Pendennis

Gross internal area (approx.)
79 sq m (851 sq ft)

