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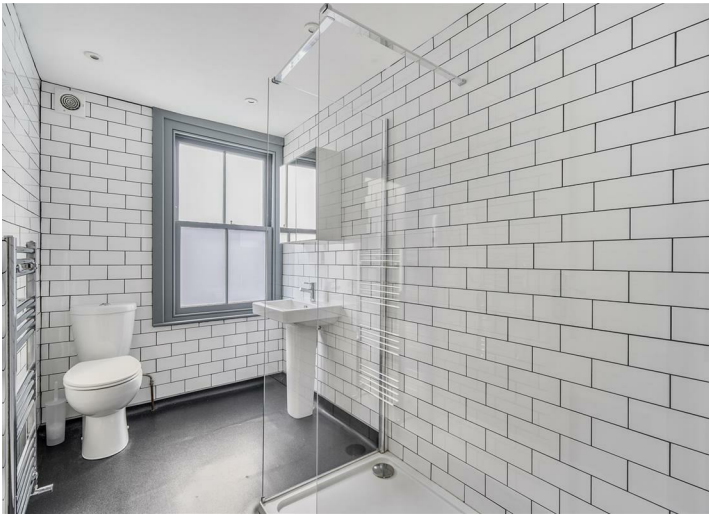
29A High Street, Falmouth, TR11 2AD

£275,000

An incredibly spacious and generously proportioned 3 double bedroom duplex apartment occupying over 1,200 sq ft of accommodation, arranged over first and second floors, located along Falmouth's old 'High Street', lined with a mix of historic buildings and creative shopfronts, offering a welcoming atmosphere with varying artisan and thriving independent businesses. Carefully modernised throughout and stylishly appointed, this well placed apartment boasts a quality fitted kitchen with array of fitted appliances open to the living/dining area, well appointed shower room, gas fired central heating and unexpected views across the water from the side and rear elevations towards Flushing village, Prince of Wales Pier, the Carrick Roads and Roseland Peninsular. In all, an impressively sized property placed conveniently within the heart of Falmouth's ever-popular town centre.

Key Features

- Impressive duplex apartment
- 3 double bedrooms, 1 shower room
- Open-plan kitchen/living/dining room
- Share of the freehold
- 'Turn-key' accommodation
- River views from the rear
- Spacious proportions totalling over 1,200 sq ft of accommodation
- EPC rating D



THE ACCOMMODATION COMPRISES

From the cobbled side pathway, a gently inclined walkway leads to a flagstone path to the rear of Number 29, with contemporary oak door opening into the:-

ENTRANCE STAIRWELL

Under-stair cupboard upon entry, with steps rising to ground floor level and fixed window at mid-point. Ceiling light. Sub-landing providing two further storage cupboards and doorway opening into:-

FIRST FLOOR LANDING

Stairs rising to first floor landing, further staircase to second floor level. Four pane sash window to side elevation providing views across to Roseland Peninsular, with ever-changing marine activity captured between Mulberry Court and Quay, with Prince of Wales Pier in sight. Honeywell wall-mounted heating thermostat. Ceiling light, column radiator. Three further cupboards, housing Biasi combi boiler with wall mounted heating thermostat and gas meter, unvented hot water tank in the second cupboard and to the third, a 'utility cupboard' housing washer and dryer in a stack. A fourth cupboard situated over the stairwell provides further deep storage. Open to the:-

INNER HALLWAY

Panelled doors providing access to separate WC and shower room. Opening to far side, giving access to the kitchen/living/dining room.

WC

With painted timber panelling to walls and ceiling. Deep recess with triple pane casement window. Low flush WC, hand basin with mixer tap and tiled splashback.

SHOWER ROOM

Stylishly appointed with an impressive double sized shower cubicle featuring mains powered shower and glazed side panels to two sides. Pedestal wash hand basin with mixer tap and low flush WC. Mirror-fronted medicine cabinet, shaver socket, inset downlights, extractor fan, heated towel rail. Four pane obscured sash window. Contemporary white tiling to all walls, water resistant flooring.

KITCHEN/LIVING/DINING ROOM

A deep, light and bright reception room, with the addition of a contemporary and well appointed kitchen, together with space enough for a dining table, sofa and chairs etc, providing views along Falmouth's ever-popular High Street and secondary four pane double glazed sash window to the side elevation.

KITCHEN AREA

A quality fitted kitchen with panel-effect units to two sides, both above and below an oak-effect worksurface incorporating composite sink with drainer and mixer tap, together with appliances to include built-in tall fridge/freezer, Lamona electric oven, microwave oven, four ring Lamona gas fired hob and stainless steel extractor. Built-in Lamona dishwasher. Tiled splashback at mid-point. Inset downlights, column radiator, four pane double glazed sash window to side elevation. Charming stripped timber floor boards, Open to the:-

LIVING/DINING AREA

Continuation of stripped timber floorboards throughout. Large four pane full height double glazed sash window to front elevation providing an elevated view along Falmouth's High Street and towards to the main town thoroughfare. Column radiator, ceiling light, BT master hub socket providing telephone point and internet connection.

SECOND FLOOR

Stairs from the first floor landing rise to the:-

LANDING

Panelled doors to all bedrooms. Four pane sash window to rear elevation with deep sill and exceptional views across the water towards the village of Flushing, glimpses of the Carrick Roads between the varying rooflines of Mulberry Quay, Prince of Wales Pier and inner harbour, with the rolling fields of Roseland Peninsular in the distance. Column radiator, two ceiling lights.

BEDROOM THREE

A double bedroom with tall four pane sash window providing an elevated outlook towards the Prince of Wales Pier, along with the marine activity of the inner harbour. Column radiator, ceiling light, built-in wardrobe providing hanging space and shelving.

BEDROOM TWO

Another nicely sized double room, once again, with similar four pane sash window providing views alike to bedroom three. Ceiling light, column radiator.

BEDROOM ONE

Generously sized, light and spanning the width of the property. Four pane double glazed sash window providing elevated views across Falmouth's High Street and towards the town centre. Column radiator, loft hatch.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

TENURE

Leasehold. Residue of a 999 year lease. Holiday letting and pets are permitted. To be sold with a share of the freehold.

VIEWING

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



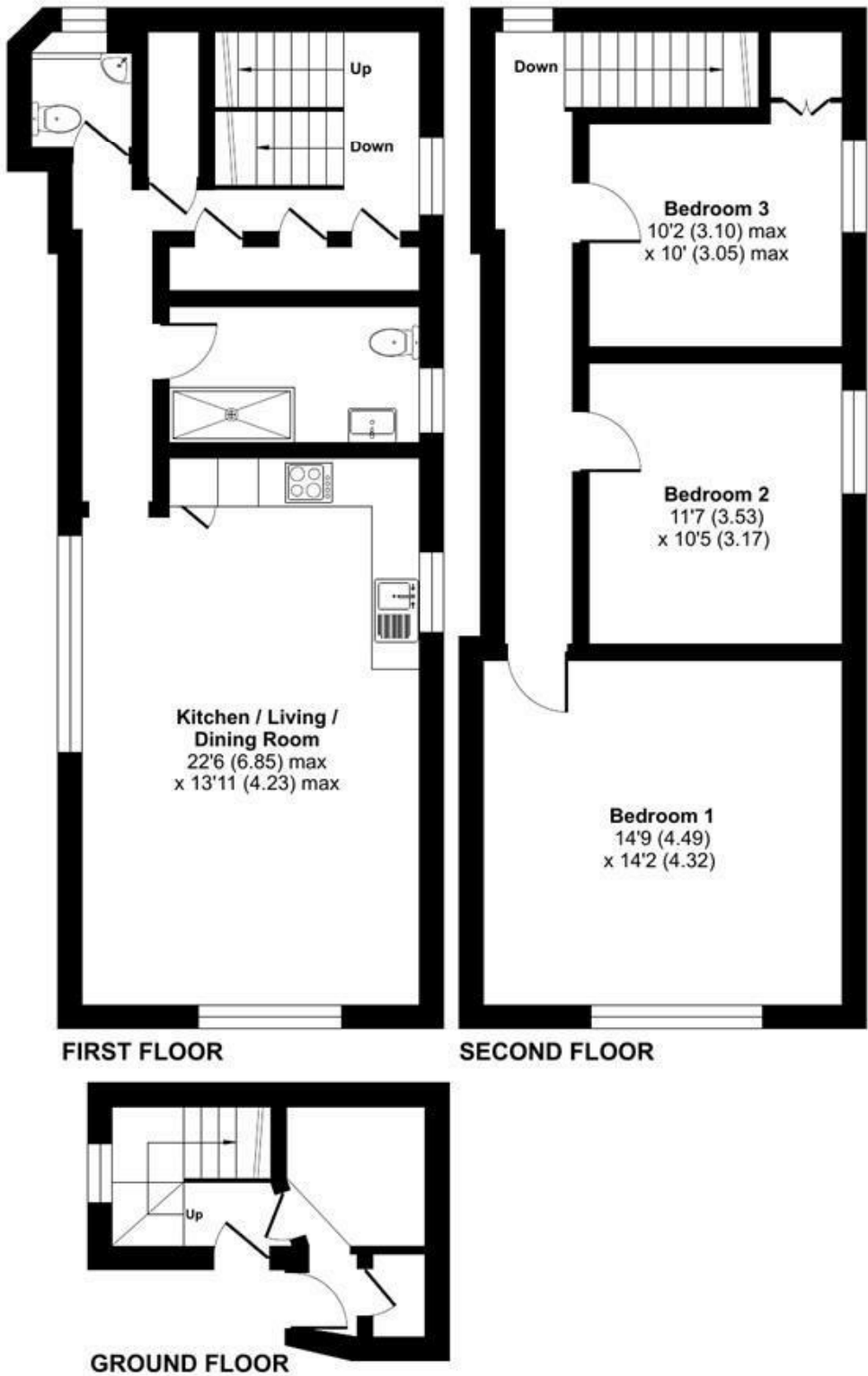
Floor Plan



High Street, Falmouth, TR11

Approximate Area = 1231 sq ft / 114.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1361606