



## Maenporth, Falmouth

A delightful holiday apartment  
Superb location above Maenporth Beach  
Set in beautiful grounds of around 29 acres  
Exclusive use of private leisure facilities  
Open plan lounge and diner with balcony  
Galley kitchen, re-modelled shower room/wc  
Two double bedrooms with views  
Short downhill walk to Maenporth Beach  
Successfully let over many years  
No onward chain, fully furnished



**Guide £260,000** Leasehold

**ENERGY EFFICIENCY RATING  
BAND C**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7020



This delightful first floor apartment is set at The Crag, in an enviable and elevated location on the beautiful Maenporth Estate above the beach, The Cove Restaurant and miles of coastal walks in this area of outstanding natural beauty.

This lovely light and airy property has been extensively refurbished and modernised by the present owners to include a new fitted kitchen with a range of integrated appliances and a new shower room/wc combined.

The Maenporth Estate was originally conceived in the mid 1980's and constructed on the site of the Crag Hotel, providing the perfect base to explore this magical coastline area or maybe just somewhere to relax and unwind from a busy everyday life.

The complex is set in around 29 acres of beautiful, landscaped gardens, established over many years and now managed by a collective owners run development. The estate has a leisure complex with a new swimming pool, sauna, jacuzzi, bar billiards and table tennis. Outside the centre there are two all weather tennis courts, a childrens play area and delightful woodland walks.

The apartment is set on the first floor of this horseshoe shaped building enjoying superb views from some windows and the balcony across the adjoining nature reserve and countryside and to the right, fantastic views over Maenporth Beach to Falmouth Bay and beyond.

The property has features including a security entry phone system, electric heating, double glazed windows, fitted kitchen with appliances, fitted wardrobes in the main bedroom and all floor coverings included in the sale.

The accommodation includes the communal entrance hall and staircase leading to the first floor, your own front door leading into a reception hall through to a lounge/dining room having a patio door leading to a balcony which enjoys superb views across the nature reserve around to Maenporth Beach, a galley style kitchen with appliances, two double bedrooms and a re-modelled shower room/wc. There is also plenty of parking located just before you enter the pedestrian area.

**An early viewing is essential to secure this investment holiday apartment.**

**Why not call for your personal viewing today?**

## **THE ACCOMMODATION COMPRISES:**

**A COMMUNAL FRONT DOOR LEADS THROUGH TO AN ENTRANCE HALL WHICH HAS A TURNING STAIRCASE LEADING TO THE FIRST FLOOR LANDING.**

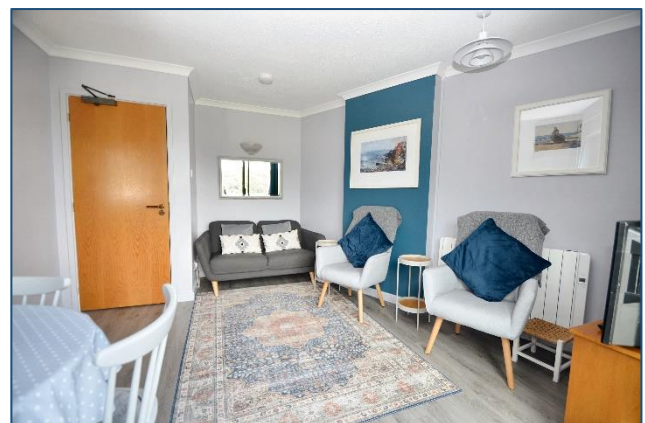
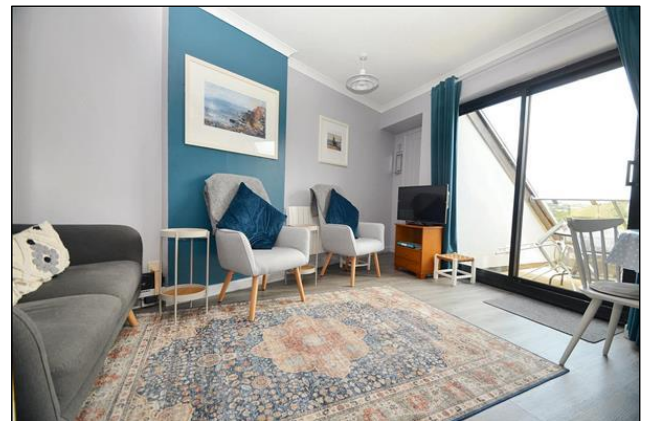
### **FRONT DOOR TO:**

#### **RECEPTION HALL**

Having a utility cupboard and access to all principal rooms, pressurised hot water system and slatted shelving, plumbing for washing machine, Gabarron electric heater, smoke detector, electric consumer box, grey wood effect flooring.

#### **LOUNGE/DINING ROOM 4.01m (13'2") x 3.68m (12'1") A maximum measurement of an irregular shape.**

Having double glazed sliding patio doors with matching side panel to a balcony which enjoys superb views across both the nature reserve to the left, countryside to the front and Maenporth Beach to Falmouth Bay and beyond, TV aerial point, electric wall heater, built-in storage cupboard, space for small dining table and chairs, open plan to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.







**KITCHEN 4.01m (13'2") x 1.68m (5'6") measured to walls.**

A newly fitted modern kitchen in light grey equipped with a range of matching wall and base units, roll top work surfaces, ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, Bosch single fan assisted oven and Bosch electric hob, integrated dishwasher and refrigerator, Velux double glazed window with delightful views.



**BEDROOM ONE 4.27m (14'0") x 2.84m (9'4") plus door recess and measured to wardrobe front.**

Having twin double fitted wardrobe cupboards with over head storage, electric wall heater, recessed sealed unit double glazed window enjoying fabulous views across the nature reserve, countryside and the beach.



**BEDROOM TWO 3.05m (10'0") x 2.84m (9'4") into recess.**

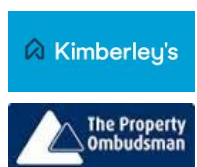
With sealed unit double glazed windows enjoying a pleasant outlook to the rear, coved cornicing, roller blind, electric wall heater.



**SHOWER ROOM/WC 1.98m (6'6") x 1.65m (5'5")**

Re-modelled with a white suite comprising fully tiled shower cubicle with chrome mixer shower with drench head and shower attachment and glass screening, wash basin with chrome swan neck mixer tap set on a white gloss vanity unit, fitted mirror, concealed cistern low flush wc, sealed unit double glazed window, Mylek electric panel heater, fully tiled walls and vinyl flooring.

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### TENURE

The apartment is one of 90 properties on this development and each unit is subject to planning condition that permits occupancy on the basis that is being used all year round but not as a sole or principal residence. Ownership of the property including a share holding within a holding company, Maenporth Estate Company Limited.

### MAINTENANCE

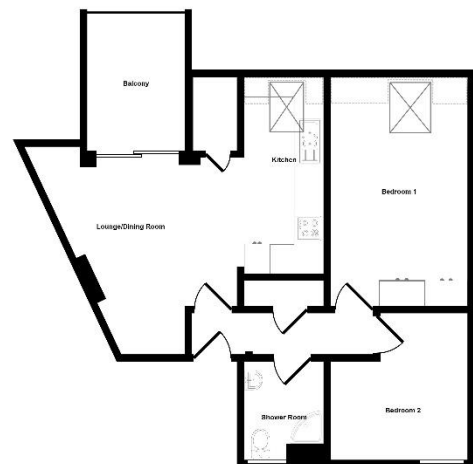
The current service charges are:  
 Service Charge – £2,437.50 half yearly plus VAT, a total of £2,925.00 including VAT.  
 Ground Rent – £50.00 (no VAT) paid annually.  
 Rates quoted are for 01.01.24 to 31.12.24.

### MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approx Gross Internal Area  
 52 sq m / 559 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Shabby 2023.

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