



Falmouth

Premium coastal location

An exclusive penthouse apartment with lift

Private parking for two vehicles in tandem

Presented to an outstanding standard

Uninterrupted, elevated views over Falmouth Bay and Swanpool Lake

Spacious contemporary living

Two generous bedrooms with the master en-suite

Bedroom one with Juliette balcony with uninterrupted views

Covered balcony overlooking the beach, coastline and lake

Bicycle store, Kayak/surfboard store and outdoor shower

£625,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND B**

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REF: SK7089





Potentially a once-in-a-lifetime opportunity to buy an exclusive penthouse apartment in quite possibly the best location within a recent development known as Shore View.

This penthouse apartment enjoys an uninterrupted elevated outlook. The breathtaking views includes Falmouth Bay with St. Anthony Lighthouse in the distance, Pendennis Castle and Swanpool beach below. In addition to these coastal views, the property also looks out directly on the Swanpool lake and nature reserve.

The property was built in 2019, however has never been lived in, therefore offered for sale in outstanding 'as new' condition. Although the property was built to a very high standard, current vendors chose to upgrade most aspects of the property including the kitchen and fittings.

The property itself enjoys a contemporary light and airy feel with its high vaulted ceilings, open plan reception rooms, balconies and windows.

The living room enjoys uninterrupted views and has trifold patio doors that open onto a feature covered balcony which is ideal for entertaining. The kitchen and dining area also enjoy fine coastal views from the side window and is also finished to an exceptionally high standard. The kitchen comprises of a wide range

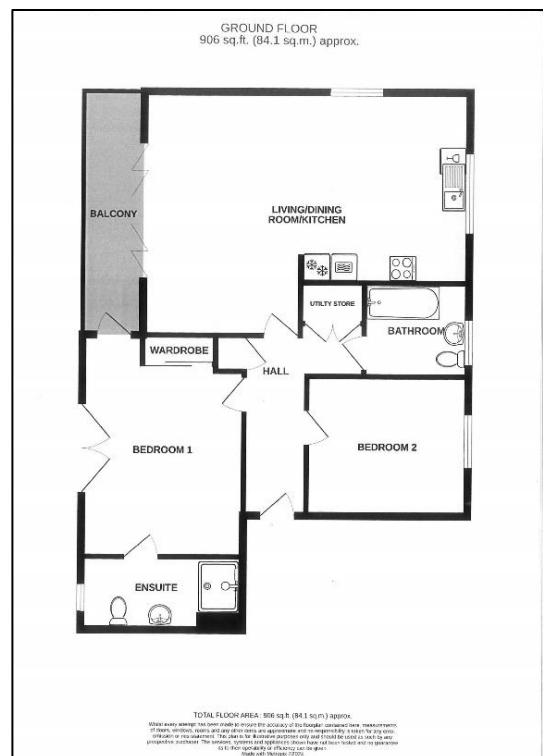
of base and wall units with worktops and integrated appliances.

The property has two double bedrooms, the master bedroom has a Juliette style balcony with uninterrupted views, door to balcony and a further door leading to a nicely finished en-suite with double shower and a family style bathroom comprising of a three-piece suite with a shower over.

Within the inner hallway there are doors opening to a clever utility cupboard housing a washing machine and worktop.

Outside, the property is surrounded by communal gardens to be enjoyed by the residents, private car park with two allocated spaces in tandem and an outbuilding with outside shower providing residents storage for kayaks and surfboards as it is so close to the beach.

Within the bustling town of Falmouth there is a comprehensive range of leisure facilities including art galleries, multi-screen cinema, The Princess Pavilion and the Poly that provides a variety of entertainment. At the end of town you will find Events Square, home to the National Maritime Museum and an eclectic selection of bars, cafes and restaurants. The town itself is famous for its festivals held throughout the year including the Sea Shanty Festival and Falmouth Week with sailing and shoreside events held throughout the day is always popular. For the water sports enthusiasts, Swanpool Beach is just a 'stones throw' away where you can enjoy kayaking and paddleboarding.



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.



An internal viewing is recommended to fully appreciate the accommodation on offer.

THE ACCOMMODATION COMPRISES:

The property is accessed from its private car park from Shore View which is located above Swanpool beach.

Feature glass front door with intercom and remote leads through to a well presented communal hallway.

Lift or a short flight of stairs leading to the landing and the penthouses front door.

Modern Oak style front door opening to:

HALLWAY

A pleasant L-shaped hallway with feature light, radiator and intercom for the front door, door to cupboard with power and shelving, fuse box and telecommunication systems.

A pair of double doors open onto a clever utility area. This area houses a worktop with matching splashback, power and washing machine.

OPEN PLAN LIVING ROOM/DINING/KITCHEN 7.32m (24'0") x 5.44m (17'10") total measurement.

An impressive triple aspect, open plan, living room and kitchen with high vaulted ceilings and trifold doors opening out onto the balcony with uninterrupted views of the coastline, including St. Anthony Lighthouse, Pendennis Castle, Swanpool Lake and the sandy beach below.

LIVING ROOM AREA 5.44m (17'10") x 3.53m (11'7")

Vaulted ceiling with feature light, radiator, trifold patio doors opening onto the balcony.



COVERED BALCONY 5.33m (17'6") x 1.68m (5'6")

A perfect area for entertaining and when the doors open seamlessly, blend with the living room. Uninterrupted coastal views with the beach below. Composite decking, glass balcony with stainless steel rail, door to master bedroom and outside light.

KITCHEN AREA 4.27m (14'0") x 3.81m (12'6")

An impressive modern kitchen with dining area with window overlooking Pendennis Castle and Swanpool Beach below. The kitchen itself comprises of a wide range of modern gloss, grey base and wall units with soft close doors, quartz style wrap around worktops incorporating a matching splashback, inset stainless steel sink with drainer and mixer tap, stainless steel gas hob with matching stainless steel splashback and extractor hood over, two built-in electric double ovens, integrated fridge and freezer, integrated dishwasher, under unit lighting that illuminates the floor. A second window looks over the front garden and private parking area to the front. Radiator and feature lighting.



BEDROOM ONE 4.88m (16'0") x 3.66m (12'0") maximum measurement.

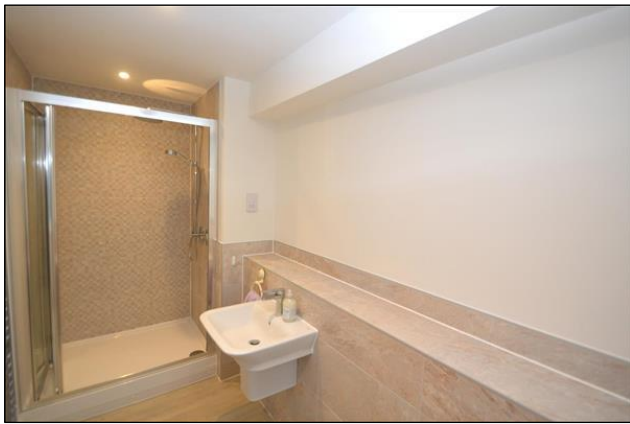
A luxurious double bedroom with impressive Juliette balcony with double doors also enjoying uninterrupted views of Swanpool Lake and the beach to the side. A further door opens onto the main balcony whilst also enjoying views. Built in double wardrobe with mirrored doors and shelving within, high vaulted ceiling with feature light, radiator, door through to en-suite.





EN-SUITE

A nicely appointed en-suite comprising of a double shower with overhead shower rose, wash hand basin and WC, both set into a half tiled wall, radiator, frosted window, inset lighting and extractor fan.



BEDROOM TWO 3.12m (10'3") x 3.66m (12'0")

A double bedroom with vaulted ceiling and feature light, window to front, radiator.



FAMILY STYLE BATHROOM 2.06m (6'9") x 2.06m (6'9")

A nicely appointed family style bathroom with three-piece suite comprising of a panelled bath with shower over, wash hand basin and WC, part tiled walls, frosted window to front, radiator, inset spotlights, and extractor fan.



OUTSIDE

GARDEN

The property is set within its own grounds and enjoys wrap around enclosed gardens to the side and rear, to be enjoyed exclusively by the current residents of the six apartments.

PARKING

To the front of the property is a private herringbone brick car park with allocated parking for its residents. The property has two spaces in tandem.

OUTBUILDING

The apartment benefits from a communal outbuilding with light and power for bins and recycling but also has an allocated area for the storage of surf boards and kayaks plus a bicycle shed divided into two areas.

Outside, there is also a shower which is ideal for showering after visiting the beach below or washing wetsuits.

TENURE Leasehold.

150 years from first of January 2019.

First port management company.

SERVICES

Mains gas, electricity, drainage and water.

COUNCIL TAX Band E.

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.