



Spinnakers, 3, Marine Court,

**H Tiddy**



## Spinnakers, 3, Marine Court,

*Quietly tucked away just moments from the hustle and bustle of the exclusive St Mawes waterfront, this light and airy 2 bedroom, 2 bath/shower room first floor apartment features south west facing sun terraces where beautiful sea, harbour and countryside views are enjoyed over the harbour and Falmouth Bay.*



## Accommodation Summary

**Total Internal Floor Area:** 1036.24 sq ft ((83.1 sq m).

### Spinnakers

Communal Hallway and Courtyard, Entrance Hall, Inner Hall, Lounge / Dining Room, Fitted Kitchen, Main Bedroom with En-Suite Shower Room, Bathroom, Second Double Bedroom.

### Sun Terraces

Entrance Patio Terrace, perfect for alfresco dining, Second Raised Sun Deck Terrace with panoramic Harbour, Countryside and Bay views.



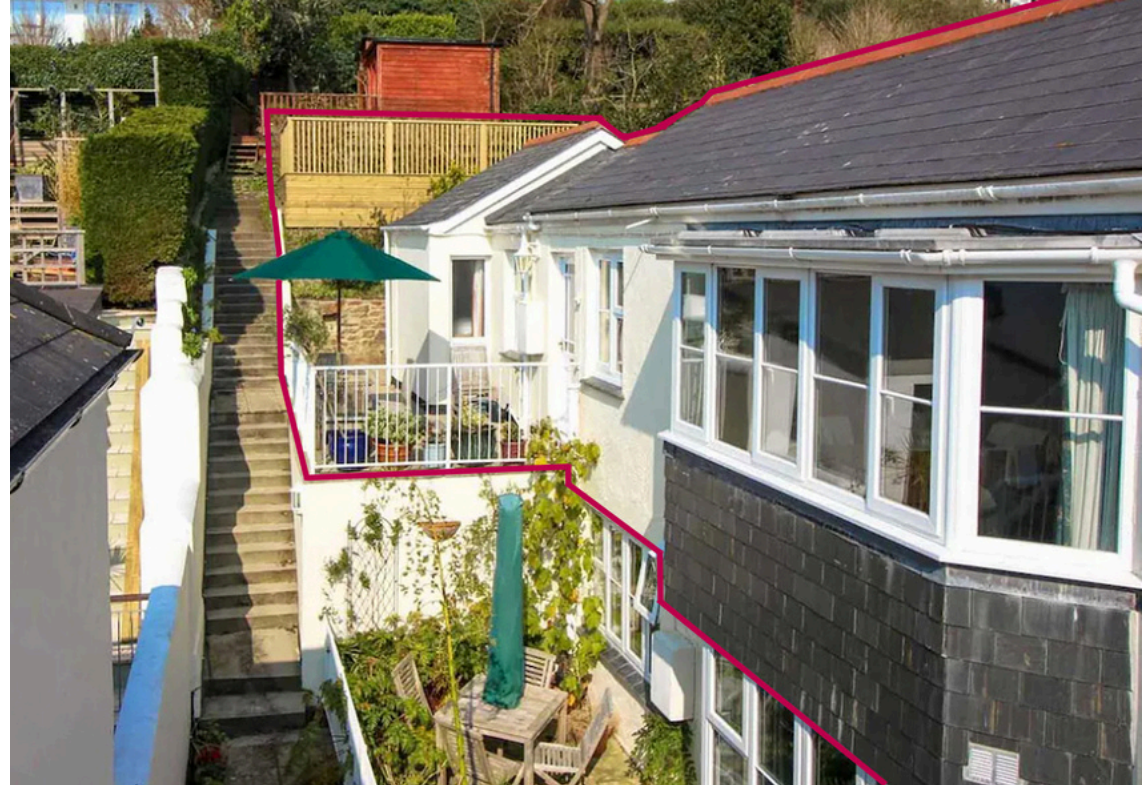


## Introduction

Centrally situated in a prime position but hidden away within a pretty courtyard setting amongst a collection of similar apartments, Spinnakers is well-presented apartment and is found through a secure passageway located just off the vibrant and enchanting harbour where restaurants, shops, pedestrian ferries, sailing and water sport facilities, beaches and beautiful coastal walks are literally on the doorstep.

## Description

This rare opportunity offers relatively low maintenance and running costs with double glazed windows and is warmed by air source heating, attributing to a Grade D Energy Performance Rating. Beautiful sea, harbour and countryside views are enjoyed from a good-sized south west facing upper patio whilst a sheltered lower paved terrace is ideal for alfresco dining and relaxation whilst enjoying the Cornish sunshine. Internally, noteworthy features are a spacious lounge dining room with a fitted kitchen off and a good-sized main bedroom with en-suite shower room.













## The Views

The captivating views from the Upper Sun Terrace encompass the Percuil River, Summers Beach, St Anthony National Trust Headland, St Mawes Harbour, across Falmouth Bay to the Lizard Peninsula, St Mawes and Pendennis Castle, and miles of open sea. For much of the year there is a grandstand view of a variety of fascinating sailing and other marine activity.

## Summary

Spinnakers has been a well-loved family holiday home for over 25 years and historically, has been holiday let to provide an income. Equally, due to the central location and as the property is more generous in size than expected, Spinnakers would make a good permanent home. Offered with no onward chain, an early appointment to view this rare opportunity is highly recommended.





## Location Summary

(Distances and times are approximate)

St Mawes Quay and Sailing Club: 50 yards. Tavern Beach: 160 yards. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Newquay Airport: 29 miles with flights to London, other UK regional airports and European destinations. St Austell: 15 miles with London Paddington 4.5 hours by rail.

## St Mawes

The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the “Top Seaside Town in the UK”. This enchanting south facing harbour village, named “Britain’s St Tropez” by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle built by Henry V111. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

## Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club.

## Cornwall

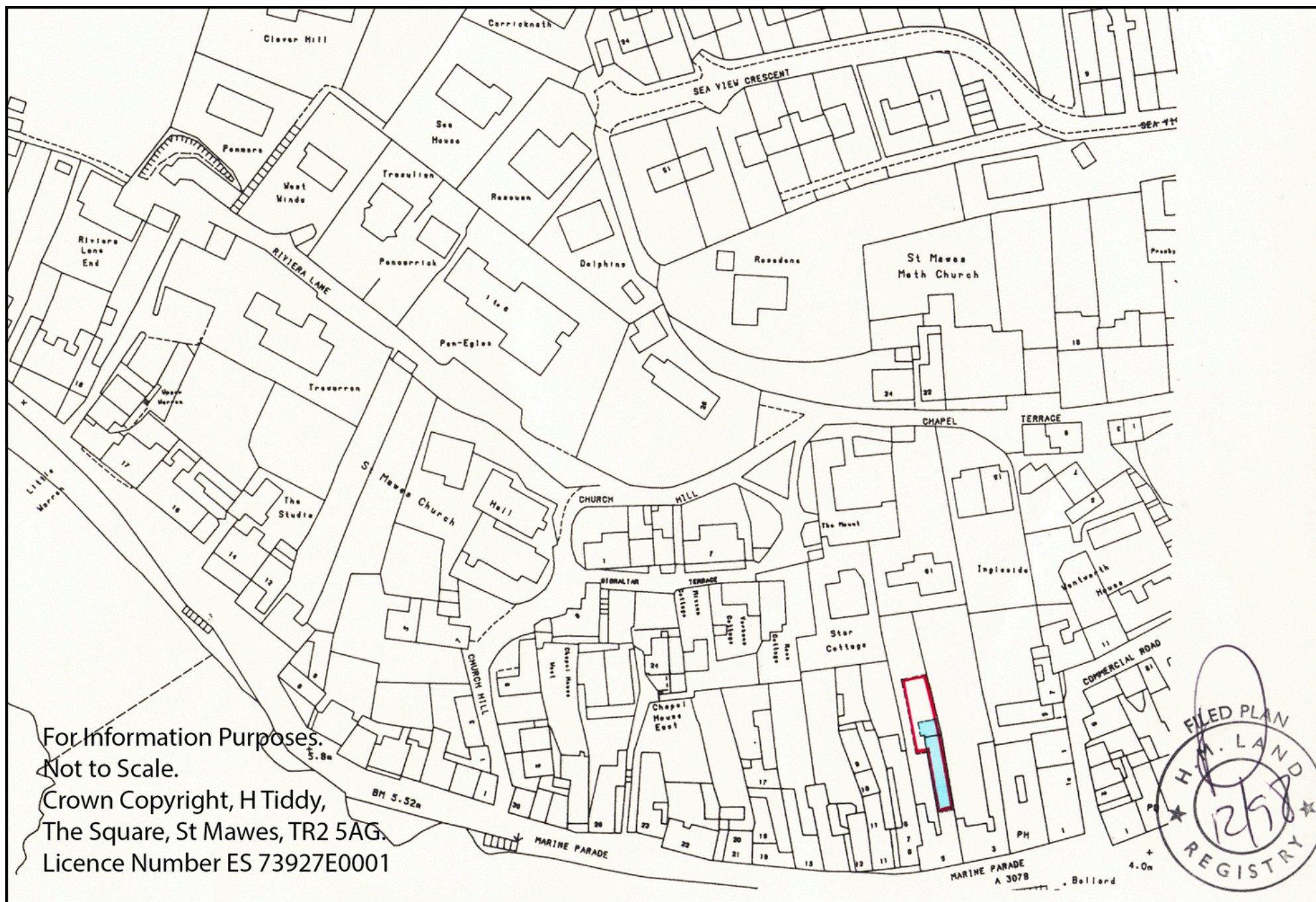
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske).

## Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.







For Information Purposes.  
Not to Scale.  
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## Approximate total area<sup>(1)</sup>

1036.24 ft<sup>2</sup>

96.27 m<sup>2</sup>

## Balconies and terraces

83.1 ft<sup>2</sup>

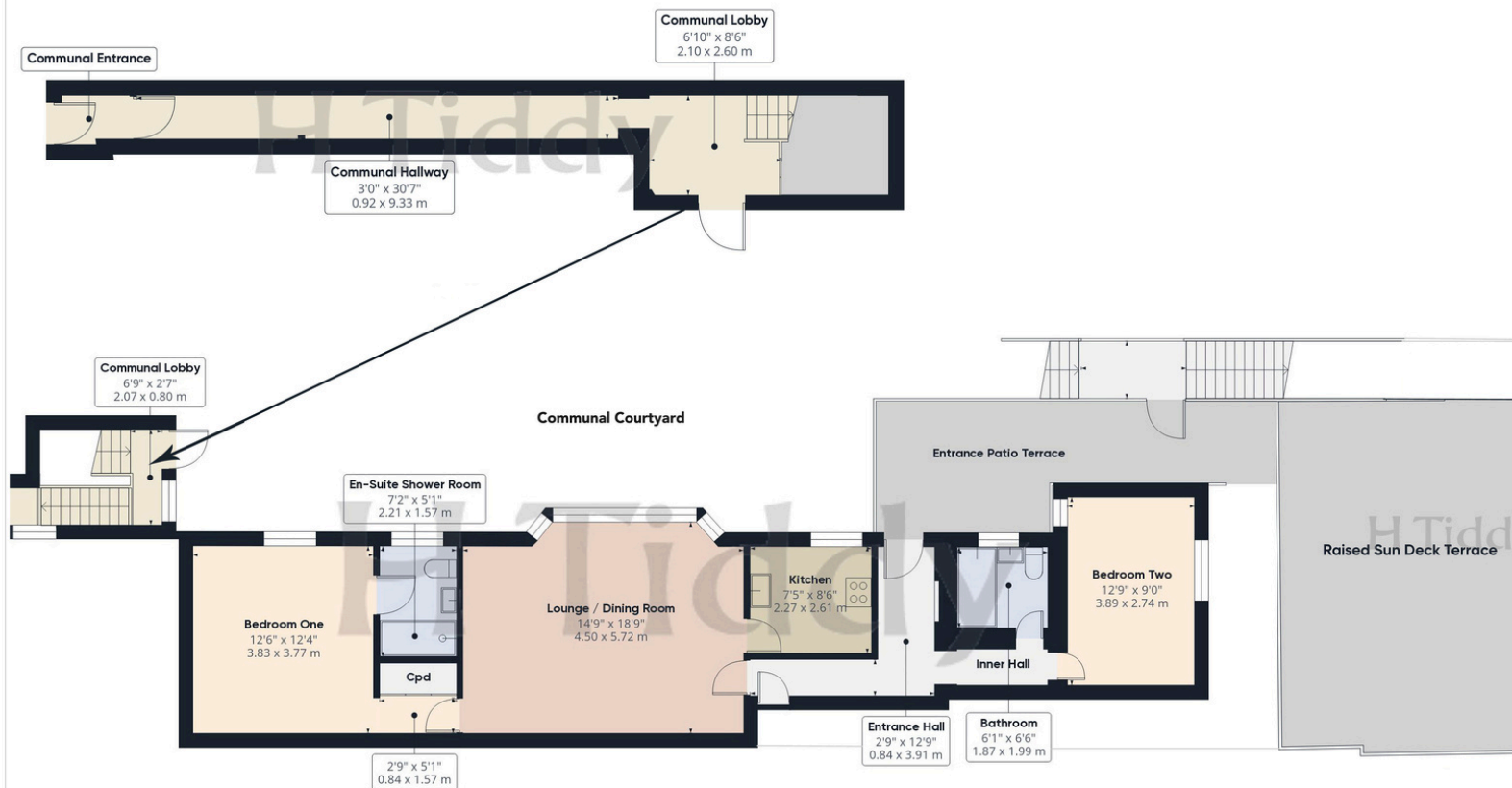
7.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## General and Material Information

**Services:** Mains water, electricity and drainage. Air Source Heat Pump for heating and hot water. Double glazed windows and doors.

**Energy Performance Certificate Rating:** D

**Council Tax Band:** Currently Business Rated.

**Ofcom Mobile Area Coverage Rating:** Likely for Vodafone and O2, Ok for EE and Three.

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Superfast 76 Mbps; Standard 15 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. 2040 to 2060 Very Low. Surface Water: Very Low. 2036 to 2069: Very Low.

**Tenure:** Leasehold. 989 years from 1st January 1989. Each owner of the 4 apartments within Marine Court are shareholders of Marine Court (St Mawes) Management Company Ltd. They employ a management service agent and Spinnakers contributes 24% towards the service charges.

**Ground Rent:** £25

**Current Annual Service Charge:** £1970.40 (£164.20 per calendar month).

**Land Registry Title Numbers:** CL121321 and CL139540.

**Furnishings, Contents and Effects:** With the exception of personal belongings, furnishings and effects are available by separate negotiation.

**Viewing:** Strictly by appointment with H Tiddy.

## Spinnakers

3, Marine Court  
5, Marine Parade  
St Mawes  
Cornwall  
TR2 5DW.

## H Tiddy Estate Agents

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## Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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