



Larboard, The Slipway

Guide Price £795,000



Heather & Lay
The local property experts

THE PROPERTY

Heather & Lay have sold the vast majority of Falmouth's new developments over the last 30-40 years, and we consider The Slipway to be unique and certainly one of our absolute favourites. Built in 2014, The Slipway is an unashamed homage to the Art Deco period, yet with all the advantages of 21st-century living.

One of just four outstanding split-level freehold houses, Larboard is tucked at the end without any passing traffic and with greater opportunity and space to park.

This is an uplifting place to be, blending design excellence, quality and practicality, whilst maximising the relationship between the water and the principal rooms. Accommodation is arranged over four gentle split levels with a 'wall of glass' to the waterside from both the reception room and master bedroom suite, which occupies the whole 'top' floor and has its own terrace. The layout is imaginative and appealing with three double bedrooms, the master and guest with en suite, as well as a 'main' bathroom. The fantastic engineered oak underfloor heated reception room has a fireplace and bi-folding doors out onto a generous wrap-around waterside sun deck.

Fixtures and fittings are of high quality with a sleek German kitchen and appliances, tiled bath and shower rooms with 'Duravit' and Bette sanitary ware and a separate utility/laundry room.

The availability of Larboard represents a truly exciting chance to own a glorious slice of Falmouth's waterfront and a home with very few equals.







- Immediate & breathtaking water & marina views
- Exclusive 2014 Art Deco-inspired waterside development
- Prime water fronting house
- Inspired three double-bedroom accommodation over four split levels
- Impressive top floor master bedroom suite with terrace
- Stunning open plan reception room with fireplace & bi-folding doors onto....
- Expansive wrap-around waterside terracing
- Contemporary kitchen with German appliances
- Engineered oak under heated flooring
- Three bath/shower rooms
- Parking for several cars
- Communal slipway & floating pontoon

THE LOCATION

Larboard lies in the most uplifting position, tucked at the end of The Slipway's four statement waterside houses. The Slipway occupies an enviable waterfront position along North Parade, Falmouth's arterial riverside road leading to Falmouth High Street and town. The development sits beside and overlooks Falmouth's Premier Marina with its excellent Upper Deck restaurant, and beyond which is Sainsbury's supermarket. The delightful waterside walk into Falmouth town is relatively level and takes 10-15 minutes, passing the Greenbank Hotel with Working Boat pub beneath and the Royal Cornwall Yacht Club.

Falmouth is Cornwall's premier south coast location, steeped in maritime history and renowned for its sandy beaches, spectacular coastline and scenery. The area is an all-year-round resort and boasts some of Europe's most regarded sailing waters. This historical town presents a fascinating mix of charming individual boutiques, shops and well-known high-street names. Falmouth has a reputation for its fresh seafood, and an abundance of cafes and restaurants provide a selection of worldwide cuisine and traditional local food.

Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.





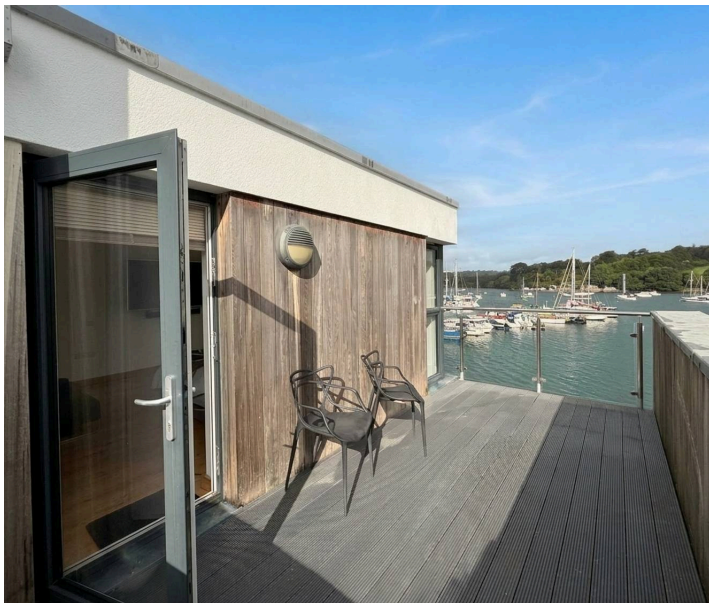








THE SLIPWAY APARTMENTS FROM NORTH PARADE



SERVICE CHARGE

The managing agent is Blue Waters Residential Management Ltd; telephone number 01209 214700. Currently £796.57 bi-annually (£1593.14 per annum). Covers common parts i.e., garden maintenance, fibre optic feed to satellite tv dish, CCTV, public liability etc. Being a freehold house, general house maintenance is of course the responsibility of the owner. Larboard is successfully holiday let producing a lucrative income, please speak to the office for further information.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

SERVICES: Mains water, drainage and electricity. Gas-fired central heating (underfloor).

WHAT THREE WORDS ///eagles.quite.task

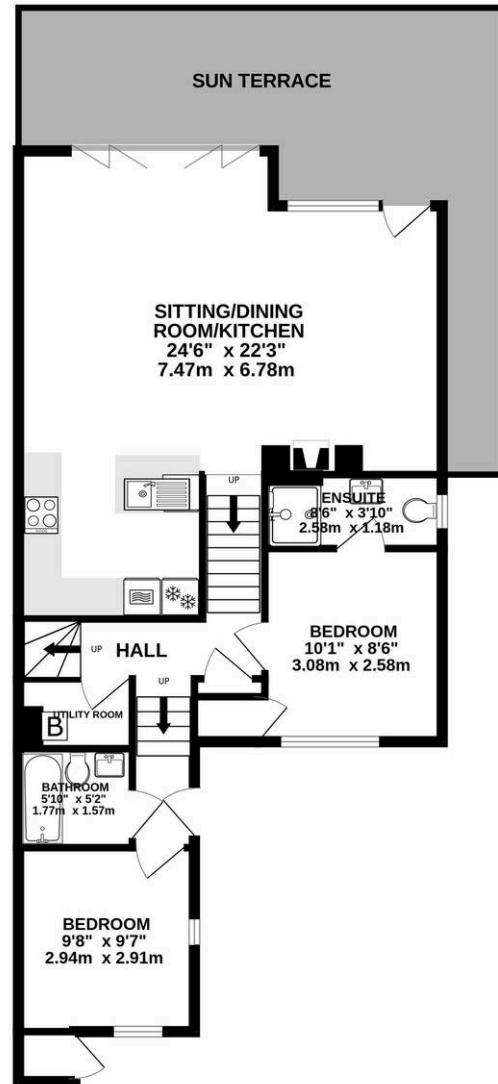
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

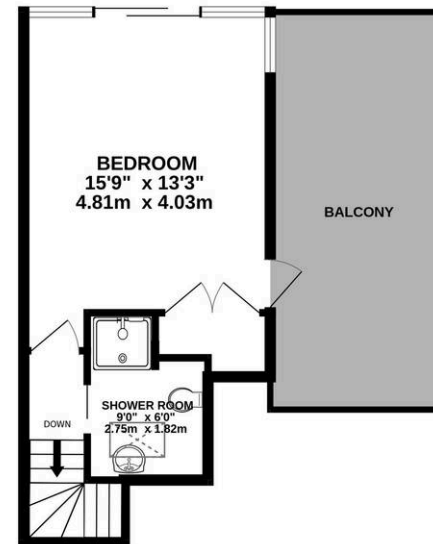
PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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