



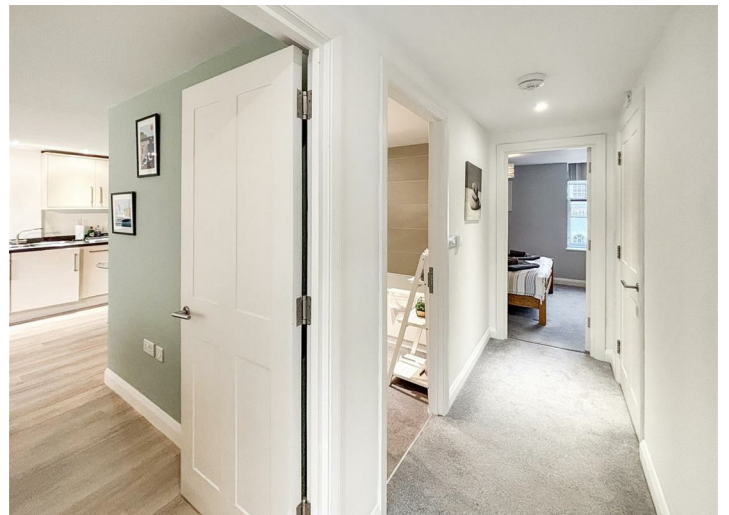
10 The Pier Apartments, Prince of Wales Pier, Falmouth, TR11 3DF

Guide Price £240,000

A superb 1 double bedroom apartment situated within the heart of the town, at the entrance to Falmouth's Prince of Wales Pier and just yards from the water's edge and the harbour's boating activity. This beautifully presented apartment offers under-floor heating, with the accommodation comprising: hallway, open-plan living area opening to a decked terrace, 1 double bedroom and bathroom. Developed in 2013, formerly the historic Kings Hotel, the property offers the rare addition of a private parking space within the securely gated entrance, with lift-assisted access from the ground floor. Ideal for a broad range of buyers, including first time purchasers and those looking for a 'bolt hole' or investment, as a long term or holiday let. Immediate access to the town's amenities is within a level walk from the foot of the lift, as are passenger ferries to St Mawes and Flushing, and river trips to Truro and Helford. We recommend a viewing appointment is arranged at the earliest opportunity.

Key Features

- 1 double bedroom apartment
- Fantastic home, holiday base or investment
- Lift-assisted
- Viewing recommended
- Central harbourside position
- Secure private parking space
- Some harbour views
- EPC rating C



THE ACCOMMODATION COMPRISES

From the Prince of Wales Pier, a gated entrance and lift assisted access to the communal second floor terrace, with stainless steel and glass-fronted balustrades, lead to an 18'0" (5.49m) terrace with harbour views and entrance door to Number 10, opening into the:-

HALLWAY

Doors to open-plan living/kitchen and dining room, bedroom and bathroom. Large storage cupboard housing Vaillant gas boiler and wall mounted consumer unit. Recessed ceiling lights, under-floor heating with wall mounted thermostat.

OPEN-PLAN LIVING/KITCHEN AND DINING ROOM

A light and spacious living space with wood floors incorporating under-floor heating.

LIVING AREA

Video phone entry system, TV and telephone points, wall mounted under-floor heating thermostat. Double glazed door with full height double glazed window to side opening to an 18'0" (5.49m) decked terrace.

KITCHEN AREA

A modern fitted kitchen with range of cream coloured high-gloss eye and waist level units, granite-effect roll-top worksurfaces. Built-in Neff four-ring gas hob with electric oven under and extractor hood over, inset stainless steel one and a half bowl sink and drainer with mixer tap. Built-in slimline dishwasher, washer/dryer and fridge.

BEDROOM

A good sized double bedroom with ample space for freestanding furniture. Double glazed window overlooking the Prince of Wales Pier, with a glimpse of the harbour across to Flushing. Under-floor heating with wall mounted thermostat. Wall mounted TV aerial point, telephone point.

BATHROOM

A modern white suite comprising panelled bath with shower attachment over, fully tiled walls, dual flush WC, pedestal wash hand basin with mixer tap, mirror over with light and shaver point. Wall mounted heated towel rail, recessed ceiling lights, extractor fan. Under-floor heating.

THE EXTERIOR

DECKED TERRACE

Located to the front of the apartment, enjoying a sunny south easterly aspect with delightful water views over Falmouth Harbour towards Flushing.

OFF-ROAD PARKING

Number 10 enjoys the rare benefit of a private parking space located directly outside the apartment, within its own gated courtyard.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX/RATEABLE VALUE

Band B as a home. Rateable value (as the property is a holiday let) £1,875 per annum.

TENURE

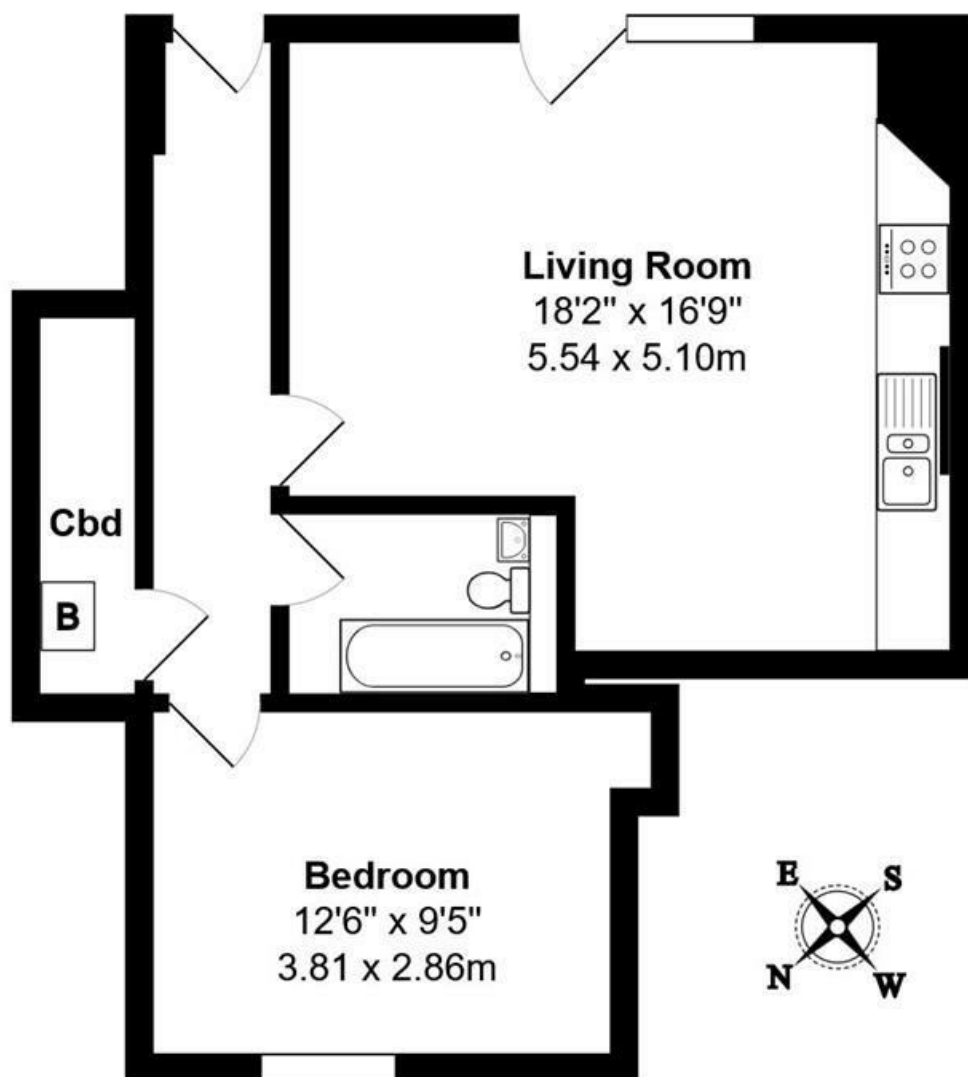
Leasehold - 999 years commencing 2012, with a service charge of approximately £1,800 per annum to include cleaning, lighting and power to communal parts, with lift maintenance, window cleaning etc. We understand all forms of letting are permitted within the development; pets are not permitted.

VIEWING

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



Floor Plan



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Total Approx Area: 608 ft² ... 56.5 m²

All measurements are approximate and for display purposes only