

Heather & Lay

The local property experts

Apartment 9 The slipway, 18 North Parade, Falmouth, TR11 2TD

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Beautifully conceived penthouse apartment with slipway access and spectacular 180° water and marina views, set within this iconic and exclusive 2015 built Art Deco influenced development. An immaculate, spacious and lightly used two double bedroom interior of 'top notch' quality with large balcony. Generous, remotely opened garage. A fantastic place for the most discerning of buyers.



FALMOUTH HIGH STREET	0.7 MILES
EVENTS SQUARE	1.4 MILES
TRURO	10 MILES
MYLOR HARBOUR	4.2 MILES

- Exclusive 2015 waterside development
- Pick of the crop penthouse apartment
- Two double bedrooms, master en suite
- Impressive reception room with 8' ceiling height
- German kitchen with NEFF appliances
- Generous water facing balcony
- Oak under heated floors & carpeted bedrooms
- Individual garage with remote electric door
- Direct water access & use of communal slipway
- 10-15 minute relatively level walk to Falmouth High Street

THE LOCATION

The Slipway occupies an enviable water fronting 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 a little beyond to 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 sea food, 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 PROPERTY

Heather & Lay have sold the vast majority of Falmouth's new developments over the last 30-40 years, and The Slipway is one of our absolute favourites. Built in 2015, The Slipway is an unashamed homage to the Art Deco period yet with all the advantages of 21st Century modern living. Number 9 is the 'creme de la crème', being one of only two penthouse apartments here, and with a blend of attributes making it very special and valuable indeed. The apartment has been a much-loved home for holidays for its current owners and its availability presents an exciting chance for those seeking a fantastic permanent or holiday home.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) Camera and remote entry door release into spacious.....



COMMUNAL ENTRANCE
Coir mat and natural stone tiled floor. Post box. A number of framed local photographs with stainless steel over lights. Staircase and lift access to second, top floor. The lift rising beside number 9, this landing with skylight, serving just apartments 8 and 9.

NUMBER 9
Double lock. Oak and inlay door into ....

HALLWAY
Underheated solid oak floor throughout, continuing into the living room and kitchen. Remote entry phone and door release. Independent central heating thermostatic controls in all rooms. Ceiling spotlights. Solid oak skirtings and architraves. Flush white doors with stainless steel hinges and handles, to two bedrooms, bath/shower room and reception room and kitchen.

BOILER CUPBOARD
Housing 'Worcester' gas boiler fuelling underfloor central heating and hot water supply.

LINEN/STORE CUPBOARD

WALK-IN UTILITY CUPBOARD
Shelved and lit with power points and electric tripping switches.

RECEPTION ROOM & KITCHEN
A fantastic room, with 8' high spotlit ceiling and remotely opened skylights, open plan but with distinct and spacious areas to sit and dine as well as a superb and stylish kitchen. 10' (3.05m) wide floor to ceiling windows and French doors in the sitting area, accessing the balcony and with expansive, elevated, near 180° views overlooking Falmouth Marina, to Penryn River and Trevisomme, up to Penryn and across to shoreline, countryside and woods. In the dining area, a corner and water facing window with views, extending towards Flushing and Little Falmouth.

KITCHEN AREA
Stylish, cream flush fronted range of soft closure base and eye level cupboards and drawers with corner carousels and glazed cabinets. Wide breakfast bar and work top surfaces with inset 'Franke' composite one and a half bowl sink and drainer with mixer tap. Built-in 'NEFF' stainless steel oven and grill with induction hob and extraction. 'NEFF' under counter fridge and freezer, washing machine and slimline dishwasher as well as a 'NEFF' eye level microwave. Over the sink, a double-glazed window with a lovely water and countryside view facing East towards Flushing village

BALCONY 15' 5" x 5'10"
Composite 'timber' deck floor. Glass and galvanised screen and a fantastic view up, down and across the river.


GALERIE SAINT-MARTIN
GAURY
Exposition du 23 Juin au 31 Juillet 1999


GAURY





BATHROOM
A superb floor and wall tiled room with electric skylight and three-piece 'Duravit' suite comprising concealed cistern dual flush WC, hand basin and bath with boiler fed shower over. Recess with slate shelf. Mirror, shaver point and light. Chrome heated towel radiator.

BEDROOM ONE
A fine double room with large curved 'deco' window to front. Spotlit ceiling. Built-in wardrobe and cupboard space. Door to....

EN SUITE SHOWER ROOM
Wall and floor tiled. Obscure double-glazed window to side. White 'Duravit' suite comprising concealed cistern dual flush WC, hand basin and walk-in boiler fed corner shower. Built-in mirrored vanity unit with storage. Chrome heated towel radiator. Charger, mirror and light.

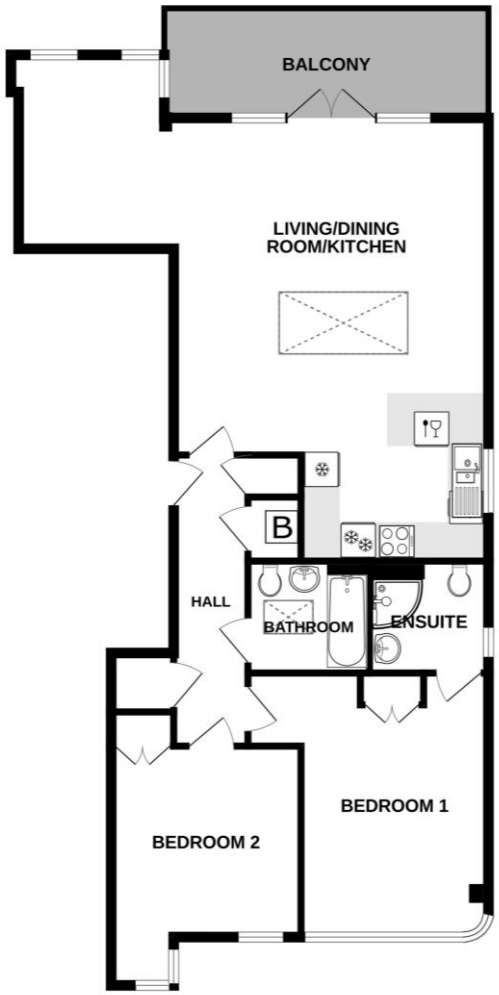
BEDROOM TWO
Two double glazed windows to front. Built-in wardrobe and cupboard space. Spotlit ceiling.







TOP FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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SUNSET FROM THE SLIPWAY

GARAGE

16' x 10' (4.88m x 3.05m) Remotely controlled up and over door. Power and light. Painted floors and walls.

SERVICES: Mains electricity, water & drainage

LOCAL AUTHORITY
Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100
TAX BAND – F
EPC RATING – B

999-year lease from 2015 and share of freehold.
The managing agent is Blue Waters Residential Management Ltd telephone number 01209 214700.
Maintenance charges are paid twice yearly, January & July & reviewed Nov/Dec for the following year.

The current maintenance charge (as at May 2026) is £2,425 per annum and includes as follows:

Buildings insurance (Apt) & communal PI cover. Cleaning & lighting.
Communal Internal and external.
Litter pick & gutter/roof maintenance.
Sinking fund.
Maintenance of garden/communal areas
Management fee inc VAT.
Accountancy.
Electricity internal and external communal areas
Water landlord supply.
Lift service & maintenance. (2 Lifts in development, 1 for each wing)
Bank charges.
Pumping station (Houses only)
Window cleaning.
Fire alarm check.
On-going maintenance and repairs.
Ltd Company costs
Bin rental – however, if the property is holiday let, there will be a refuse collection charge levied which is in the region of £150 per year depending on the number of properties at The Slipway registered in this manner, and the frequency of the collections.







We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £52 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.