



Flat 4, Dean House, 14 Broad Street, Penryn, TR10 8JH

Guide Price £275,000

A 2 bedroom duplex apartment situated within Dean House, located in the heart of Penryn, one of Cornwall's oldest and most characterful market towns. Driven by a bustling, creative student energy, with popular independent shops and restaurants, sitting alongside the ever-popular neighbouring town of Falmouth.

Key Features

- Spacious 2 bedroom top floor duplex apartment
- Gas central heating
- Character features throughout
- Town centre location in popular Penryn
- Communal rear garden
- EPC rating D



THE ACCOMMODATION COMPRISES

Glazed front door to:-

COMMUNAL ENTRANCE PORCH

Electric meters and fuse box. Telephone intercom system. Obscure multi-pane glazed door to:-

COMMUNAL HALLWAY

Stairs to first floor. Communal access to the rear garden.

COMMUNAL LANDING

Two cupboards housing the electric and and gas meters. Private front entrance door opening into:-

ENTRANCE HALLWAY

Double glazed arched window to side elevation enjoying an outlook over the surrounding rooftops, gardens and countryside beyond. Exposed timber floorboards. Storage cupboard. Radiator.

BEDROOM ONE

A large and light double bedroom with two timber sash windows to the front elevation. Radiator. Pendant light.

BEDROOM TWO

A good sized double bedroom with timber sash window to the front elevation. Stripped timber flooring. Radiator.

BATHROOM

A three piece white suite comprising a P-shaped panelled bath with mixer tap, shower attachment and curved shower screen, low flush WC, and pedestal wash hand basin. Mosaic tiled walls, slate flooring. Cupboard housing Worcester combi boiler. Built-in cupboard with shelving. Two high-level obscured windows providing plentiful natural light. Heated towel rail.

KITCHEN/DINING ROOM

A particularly well-proportioned and characterful open-plan kitchen/dining room featuring a newly fitted modern range of cupboards and drawers with elegant brass finishes. The space is complemented by a wood-effect roll-top work surface with inset four ring gas hob and electric fan oven, and inset large ceramic sink with stainless steel mixer tap. Further cupboard, tiled splashback. Space for washing machine, space for a fridge/freezer, integrated dishwasher. Beautifully stripped timber flooring throughout. A panel door leads to a practical pantry. Two doorways lead from the hallway; one of which opens into an adaptable under-stair space (previously utilised as a home office). Double glazed window to rear elevation. Double glazed door to fire escape. Phone entry system.

From the kitchen/dining room, stairs rise to the:-

LIVING ROOM

A magnificent room with beamed and vaulted roof and large arched window enjoying far-reaching views over surrounding rooftops, towards Penryn River and across to parts of Flushing and surrounding countryside. Radiator. Eaves storage.

THE EXTERIOR

COMMUNAL GARDENS

Accessible via the ground floor communal hallway and kitchen fire escape. A sunny, south-facing garden providing a large paved terrace, ideal for a table and chairs. There are a number of densely planted flower beds with a range of shrubs and trees. Each apartment has the benefit of their own shed.

GENERAL INFORMATION

SERVICES

Mains water, gas, drainage and electricity are connected to the property. Gas fired central heating.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Leasehold with 25% a share of the freehold. Current service charge: £1,190.00 per annum. 999 year lease commencing 1982. We understand pets are restricted however cats are allowed with permission from the management company.

VIEWING

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



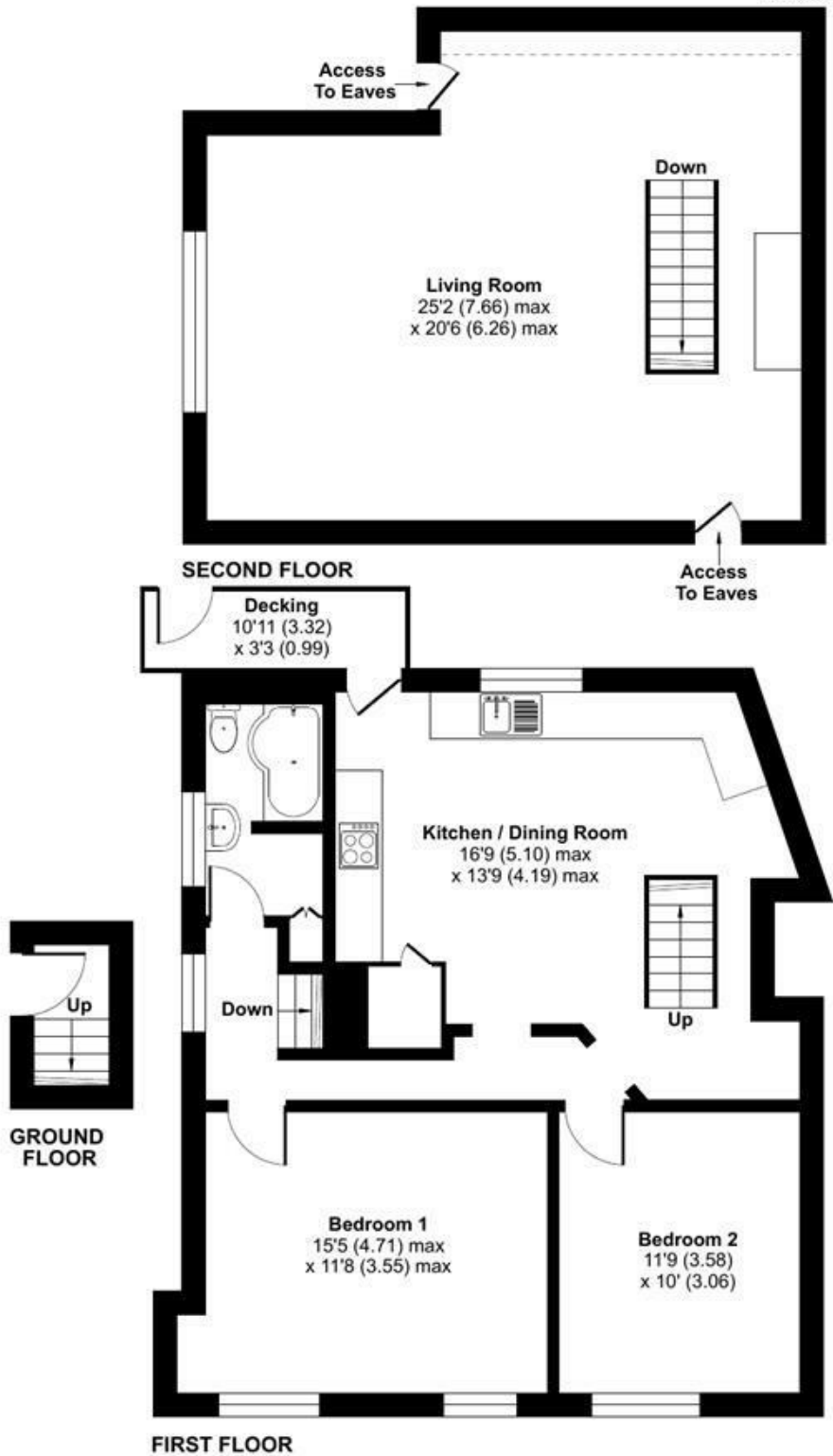
Broad Street, Penryn, TR10

Approximate Area = 1178 sq ft / 109.4 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Total = 1193 sq ft / 110.7 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1497623