Laskowski &Co



5 Royalist Court, Port Pendennis, Falmouth, TR11 3XQ

Guide Price £350,000

Occupying a highly favoured, quiet position within the prestigious gated marina village of Port Pendennis, this spacious 3 bedroom first floor apartment offers an exceptional waterside lifestyle. Available with both lift and stair access, the property features a garage en bloc and sits just moments from the vibrant atmosphere of Events Square, the National Maritime Museum, and Falmouth town centre. Requiring a comprehensive programme of modernisation throughout, providing an exceptional 'blank canvas' for those wishing to design and create their own desirable waterside home. Offered for sale with the added benefit of no onward chain.

Key Features

- 3 bedroom first floor apartment providing generous and versatile living accommodation
- Lift and stair access for convenience
- Garage and residents parking
- No onward chain
- Highly regarded marina development
- Just moments from Events Square, and the towns amenities
- Renovation opportunity
- EPC rating C











THE LOCATION
Port Pendennis is perfectly positioned for Falmouth's independent shops, restaurants and bars, with the seafront and beaches less than a 10 minute walk away. Falmouth Town railway station is within a few hundred yards, providing direct access to the city of Truro, which offers regular train connections to London Paddington.

THE ACCOMMODATION COMPRISES

Communal front entrance door with telephone entry system, opening into the:-

COMMUNAL HALLWAY
Part-glazed door to stairwell rising to first floor level or alternatively, lift access.

FIRST FLOOR LANDING
Private front entrance door opening into:-

ENTRANCE HALLWAY
Panelled doors to all rooms. Two storage cupboards, one of which concealing the electrical consumer unit. Telephone intercom system. Electric wall heater. Hardwood double glazed casement window.

BEDROOM THREE
Multi-pane double glazed window to the side elevation view views toward Bar Road. Electric wall heater. Built-in wardrobe.

BATHROOM
A three piece suite comprising low flush WC, pedestal wash hand basin with vanity unit, mirror and light, and panelled bath with electric Mira shower. Tiled flooring. Heated towel rail. Shaver socket. Electric wall heater. Obscured double glazed window looking over the communal gardens and towards the marina.

BEDROOM ONE
A spacious double bedroom with multi-pane double-glazed window to the side elevation. Built-in wardrobes. Electric wall heater.

BEDROOM TWO
A light and spacious second bedroom with multi-pane double glazed window providing views over the manicured communal gardens and glimpses of the marina. Electric wall heater.

LIVING ROOM
A light and spacious living room with walk-in multi-pane bay window overlooking the communal gardens and towards the marina. Electric wall heater. TV aerial point. Double paned doors opening into the:-

KITCHEN/DINER
A good-sized kitchen/diner with square siled bay window to the dining area, overlooking the side elevation.

KITCHEN AREA
A U-shaped kitchen with matching wall and base units with roll top surface over, inset stainless steel sink/drainer with mixer tap, and inset electric hob, gill and oven. Space and plumbing for dishwasher and washing machine. Cupboard housing modern unvented water tank. Tile-effect lino flooring. Double glazed window to the side elevation.

THE EXTERIOR

SINGLE GARAGE
A single garage clearly labelled number 5, with light.

GUEST PARKING AND EV CHARGING
The development offers plenty of resident/visitor parking, as well as the use of EV charging points for the use of both residents and guests.

COMMUNAL GARDENS
Port Pendennis provides beautifully maintained communal gardens. The lawns to the front the apartment are predominantly used by the immediate four apartments and enjoy sun throughout much of the day.

GENERAL INFORMATION

SERVICES
Mains electricity, water and drainage are connected to the property. Electric wall heaters.

COUNCIL TAX
Band F - Cornwall Council.

TENURE
Leasehold. 999 years commencing 1988 with each owner maintaining a share of the freehold. The maintenance charge for the current financial year is paid quarterly, totalling £3,289.56 per annum and includes the maintenance of the electronic gates, marina walls, gardens and grounds, exterior redecoration, entry-phone system, block buildings insurance, lift maintenance, lighting, cleaning and redecoration of the communal areas, and use of the tennis court. Dry boat parking is available on request. Holiday letting is permitted with permission of the management company. We understand pets are permitted within the development, upon approval from the management company. Holiday letting and pets are permitted with permission from the managing agent - Vickery Holman.

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







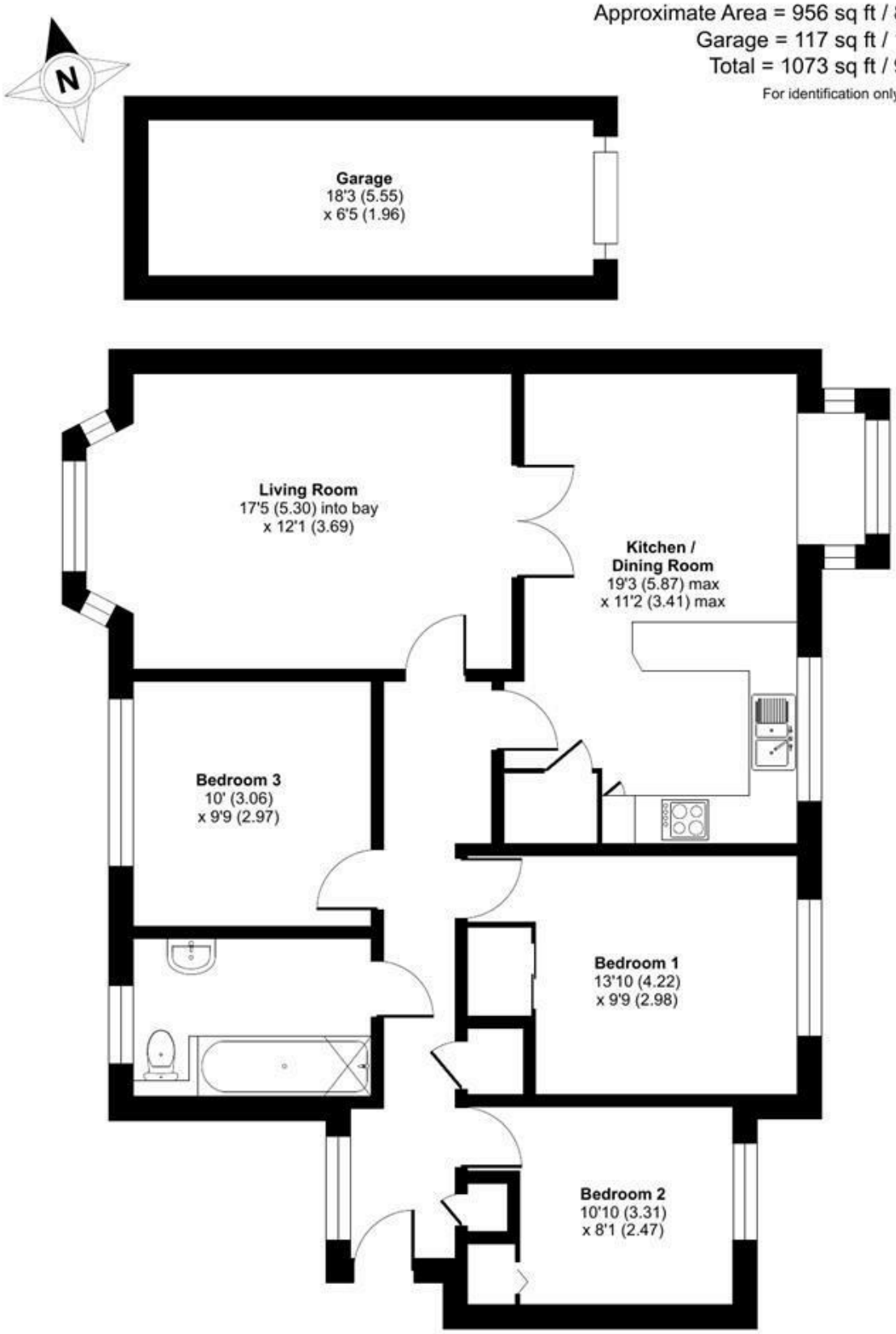



General view of the marina

Floor Plan

Royalist Court, Port Pendennis, Falmouth, TR11

Approximate Area = 956 sq ft / 88.8 sq m
Garage = 117 sq ft / 10.8 sq m
Total = 1073 sq ft / 99.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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