

8 Penvale Court, Falmouth

Guide Price £230,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

- Duplex Apartment Over Two Floors & Set Back From Main Roads
- Two Double Bedrooms
- Spacious Living Area & Kitchen
- Estuary Glimpses
- Private Allocated Parking Space
- Communal Patio Area
- Short Walk To Town & Amenities
- Well Presented Throughout
- Double Glazing & Gas Central Heating
- Share Of Freehold With 999 Year Lease

THE LOCATION

Situated within easy reach of Falmouth Town Centre, the apartment benefits from a vibrant local atmosphere with a unique blend of independent shops, national retailers, art galleries, and a wide variety of cafés, bars, and restaurants. The nearby Falmouth Town and Penmere Halt train stations offer direct connections to Truro and London Paddington. Events Square, home to the National Maritime Museum, adds to the town's dynamic character with its selection of eateries, shops, and year-round events including the Sea Shanty Festival, Falmouth Classics, the Oyster Festival, and Falmouth Week. The area also provides access to the Southwest Coast Path, offering breathtaking walks toward the Helford River and through areas of outstanding natural beauty.





THE PROPERTY

Located within a small, well-maintained residential development, this beautifully presented duplex apartment offers spacious and light-filled accommodation arranged over two floors. The property features a generous sitting/dining room, a well-equipped kitchen, two double bedrooms, and a well presented bathroom, all finished to a high standard and ready to move straight into. Ideally situated just a short stroll from Falmouth town centre, this home provides convenient access to the vibrant local shops, cafes, beaches, and transport links, making it perfect for everyday living. Additional benefits include an allocated parking space at the front and a communal terrace area to the rear, ideal for relaxing, drying the laundry or entertaining outdoors.

ACCOMMODATION IN DETAIL

ALL MEASUREMENTS ARE APPROXIMATE) From the parking bay steps lead up to the front door of number 8 with an obscure UPVC double glazed front door leading into……

HALLWAY

Glazed wooden doors provide access to the sitting room and kitchen. Turning staircase rising to the first floor and an understairs cupboard. Radiator. Thermostat.

LIVING ROOM

A large UPVC double glazed window to the front with a pleasant outlook onto The Moor, town and surrounding trees. Gas fire.

KITCHEN

UPVC double glazed window to rear. Creme base and eye level units with wood effect laminate worktop with one and a half bowl stainless steel hand wash basin with chrome mixture tap. Electric oven with gas hob and extractor over. Built in fridge and separate freezer. Cupboard containing 'Baxi' gas combination boiler powering the gas fired central heating system. Space for washer dryer. Cupboard containing fusebox. Tiled splashback. Wood effect laminate flooring.













FIRST FLOOR

Turning staircase rising to the first floor .....

LANDING

With white wooden doors accessing both double bedrooms, bathroom and a further door to a useful storage cupboard

BEDROOM ONE

Large UPVC double glazed window to the front offering a pleasant outlook over towards Flushing and the estuary. Built-in wardrobe. Radiator.

BEDROOM TWO

UPVC double glazed window to rear. Radiator.

BATHROOM

Three-piece white suite comprising a corner plumbed shower, WC and a wash basin with chrome mixer tap and cupboard below. Tiled wet areas. Heated towel radiator. Extractor.







COMMUNAL GARDEN

Communal space to the front and rear with communal use washing lines.

ALLOCATED PARKING

Single allocated parking space to the front close by to the apartment.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

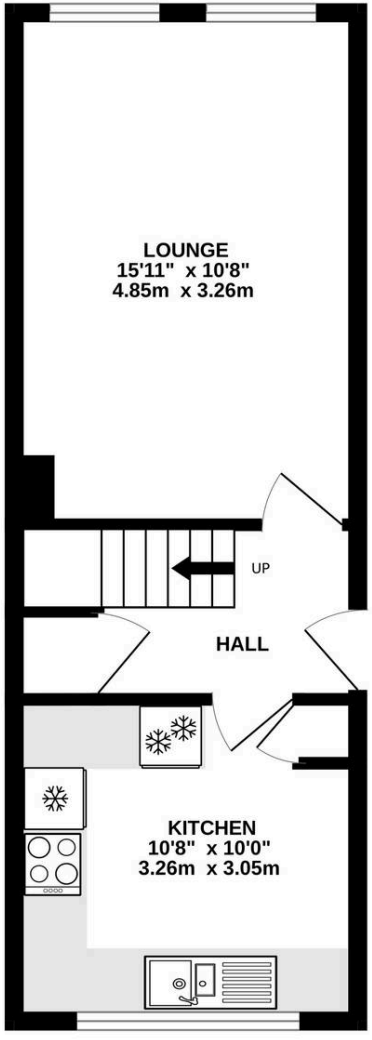
Services: Mains electricity, water & drainage

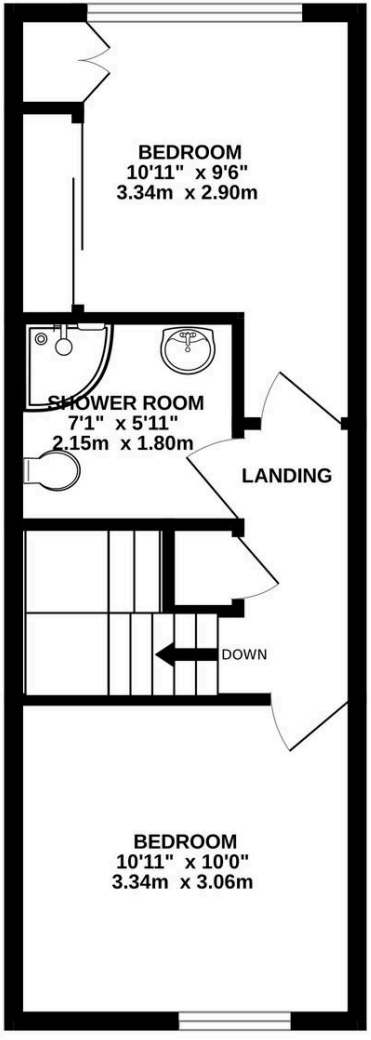
TENURE

999 year lease from 1978 with a share of freehold. Service charge is £1,575.53 for 2025, paid either annually or monthly. No ground rent. The development is for owner/occupier residency only, meaning it is not suitable for any type of rentals. We understand that well behaved pets under permission of the management company are allowed.

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.





PROUD GUILD MEMBER
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TOTAL FLOOR AREA : 670 sq.ft. (62.3 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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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.

The Property Ombudsman

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