



5 Park Lane, Falmouth, TR11 2DY

Guide Price £380,000

A beautifully presented 2 bedroom first floor apartment, occupying the entire top floor and roof space of this attractive Victorian building that directly overlooks Kimberley Park. This superb home has been renovated to a high standard by the current owners, providing private level access to the rear, with the versatile accommodation comprising: contemporary kitchen, spacious living room with bay window overlooking the park, 2 bedrooms and a modern bathroom. From the hallway, a staircase gives access to a large loft room with Velux windows. To the rear of the property is a private gated courtyard/parking area and detached garage. The enclosed brick paved courtyard garden enjoys a sunny south facing aspect and provides off-road parking for up to 2 cars. A wonderful light and bright home, that must be viewed to fully appreciate the accommodation on offer.

Key Features

- Beautifully presented 2 bedroom first floor apartment
- Contemporary kitchen
- Detached garage
- Private level access
- Versatile loft room
- Living room with views over the park
- Secure gated driveway/courtyard garden
- EPC rating D



THE LOCATION

Park Terrace is a highly sought after road, with an open outlook directly over Kimberley Park. The town centre is just a short stroll down the hill (or through the park) with its range of independent shops, cafés, and restaurants, as well as the vibrant waterfront and historic harbour. Good public transport links include nearby bus and rail services to Penryn, Tremough, Truro and beyond.

THE ACCOMMODATION COMPRISES

Timber sliding gate giving access to the brick-paved courtyard garden and parking area. Slate-paved path leading to the glazed composite front door to:-

ENTRANCE PORCH

Tiled flooring, wood panelling to dado height. Two double glazed windows to both side aspects. Central ceiling light, further double glazed door to:-

KITCHEN

A contemporary, beautifully appointed kitchen, fitted with a range of eye and base level units, incorporating deep pan drawers and pull-out larder cupboard. The kitchen is fitted with CDA twin electric ovens, built-in fridge and freezer, built-in CDA dishwasher. Stone-effect composite worktop with inset one and a half bowl CDA sink unit with swan neck mixer tap. CDA five-ring gas hob with extractor unit over. Part tiled walls, Amtico flooring, recessed ceiling lights with three additional pendant light units. Loft hatch, double glazed windows to side aspect, radiator. Open to:-

HALLWAY

A beautifully light and bright area, with natural light provided by the eye level double glazed windows and further light borrowed from the top floor landing. Continuation of the stone-effect laminate flooring, stairs rising to the loft room with under-stair storage cupboard, incorporating a hanging rail, housing consumer unit and electric meter. Doors to cloakroom/WC, inner hallway, living room and bedroom two.

CLOAKROOM/WC

Dual flush WC, vanity unit housing wash hand basin with mixer tap. Panelled walls to dado height, obscure glazed window to side aspect. Extractor fan, stone-effect laminate flooring.

LIVING ROOM

A beautifully light and bright dual aspect reception room, with double glazed bay window overlooking tree-lined Kimberley Park. Further double glazed window to side aspect. High ceiling with original coving, picture rail and ornate central ceiling rose. Fireplace (not currently used) with wood mantel surround and tiled hearth. Radiator, TV aerial point. Door to:-

BEDROOM TWO

A good size single bedroom, currently used as a dining room, with double glazed window to front aspect overlooking Kimberley Park. Original picture rail, central ceiling light, radiator.

INNER HALLWAY

Central ceiling light, doors to bedroom one and family bathroom.

BEDROOM ONE

A good size double bedroom, with south-facing double glazed window to rear aspect. Original picture rail, radiator. Range of built-in wardrobes, central ceiling light.

FAMILY BATHROOM/WC

A modern fitted bathroom, with white suite comprising a panelled bath with mixer tap and twin head boiler-fed shower, folding glass shower screen, concealed cistern dual flush WC, vanity unit housing wash hand basin with mixer tap. Chrome towel rail/radiator, recessed ceiling lights, extractor fan, wood-effect laminate flooring.

TOP FLOOR

LANDING

This area of landing provides a double glazed dormer window, with far-reaching views over Kimberley Park and across the town, with the sea in the distance visible through the trees. An ideal space for a study area. Radiator, wall mounted lighting. Door to:-

LOFT ROOM

A spacious and versatile space, with double glazed Velux window to rear aspect. Radiator, central ceiling light, eaves storage space.

THE EXTERIOR

COURTYARD AND PARKING

Number 5 is approached via the rear of the property, along Park Lane. A large timber sliding gate provides security and privacy, leading to a good size brick-paved courtyard garden and off-road parking area. This versatile courtyard garden enjoys a sunny south-facing aspect, enclosed by attractive low stone walling, offering secure off-road parking for up to two cars, as well as plenty of space for tables and chairs and outside entertaining. Outside cold water tap and exterior lighting.

From the brick-paved courtyard, a slate path leads up to the apartment's private front door, with pedestrian door to the rear of the garage.

DETACHED SINGLE GARAGE

A generous single garage, recently constructed with the specific ability to accommodate high vehicles. The garage provides an electric roller door, power and light. Double glazed window to side aspect, double glazed rear pedestrian door. Storage unit, space and plumbing for washing machine. Space for tumble dryer and additional chest freezer.

GENERAL INFORMATION

SERVICES

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

AGENT'S NOTE

The original loft room is believed to pre-date the introduction of building regulations and therefore an indemnity policy can be provided if required.

COUNCIL TAX

Band B - Cornwall Council.



TENURE

Leasehold. Remainder of a 999 year lease. 50% share of the maintenance, with the ground floor flat, arranged on an ad hoc basis. Pets allowed with the written permission of the ground floor flat. (Permission not to be unreasonably withheld).

VIEWING

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



Floor Plan

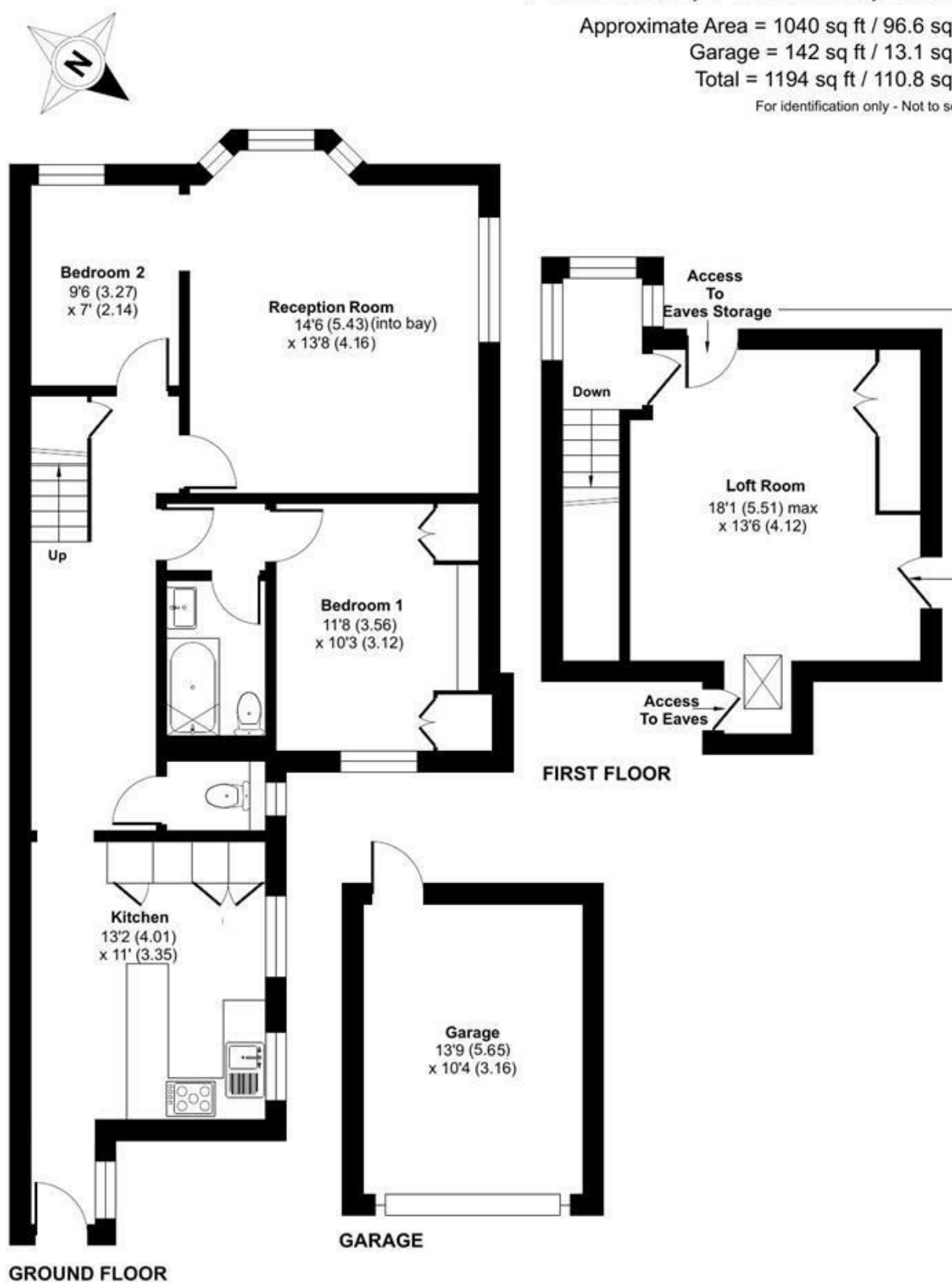
Park Lane, Falmouth, TR11

Approximate Area = 1040 sq ft / 96.6 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1194 sq ft / 110.8 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). © ntdcom 2026. Produced for Laskowski & Company. REF: 1436094