



## Flat 5, 41 High Street, Falmouth, TR11 2AF

£235,000

A stunning harbour-facing second floor apartment, beautifully refurbished to a high specification. This well appointed home enjoys spectacular panoramic views from the living room, across Falmouth Harbour, taking in the ever-changing boating activity from Flushing village, to the working docks and out towards The Carrick Roads.

The flexible accommodation offers 1 (occasionally 2) bedrooms and is finished to an exceptional standard throughout, featuring oak flooring and gas central heating. The fully integrated kitchen is perfectly placed to borrow the wonderful sea view from the living room, and a contemporary bathroom boasts high quality fittings.

An ideal main residence, holiday home or investment opportunity in the highly sought after Old High Street, just moments from the towns many amenities.

### Key Features

- Beautifully appointed 1 bedroom apartment
- Stunning harbour views
- Central town position
- 999 year lease with share of the freehold
- Study (occasional second bedroom)
- Contemporary kitchen and shower room
- Grade II Listed Building
- EPC rating C



## THE ACCOMMODATION COMPRISES

Communal front door to the:-

### COMMUNAL ENTRANCE HALLWAY

Cupboard housing gas meters and communal staircase leading to the second floor. Private front entrance door opening into the:-

### ENTRANCE HALLWAY

Engineered oak flooring, recessed ceiling lights, doors to living room, kitchen, bedroom and shower room. Wall-mounted central heating thermostat.

### LIVING ROOM

A delightful reception room with space for both comfortable seating, as well as a dining table. A large sash window provides an open and uninterrupted sea view over Falmouth's inner harbour and across to Flushing, with the Roseland Peninsular beyond. Large hatch open to the kitchen. Engineered oak flooring, ceiling light, period-style radiator, Worcester gas combination boiler servicing domestic heating and hot water.

### KITCHEN

A high specification kitchen with hatch through to the living room, borrowing a view of the inner harbour and across to Flushing. The contemporary kitchen provides a range of eye and waist level units with marble-effect composite worktop incorporating a sink and drainer with swan neck mixer tap, and four ring induction hob with extractor above. Part-tiled walls. Built-in appliances to include: dishwasher, washing machine, fridge and freezer, and electric oven. Shelves provide plenty of additional storage. Recessed ceiling lights, extractor fan, engineered oak flooring.

### BEDROOM

A generous double bedroom with large sash window to front aspect overlooking Falmouth High Street. Engineered oak flooring, ceiling light. Further wall-mounted lighting. Period-style radiator. Double doors giving access to the:-

### STUDY/OCASIONAL SECOND BEDROOM

Sub-divided from the substantial bedroom, a versatile room ideal as a study or dressing room, with the potential to provide an occasional second bedroom. Sash window to front aspect overlooking Falmouth High Street. Recessed ceiling lights, engineered oak flooring, period-style radiator.

### SHOWER ROOM

A beautifully appointed shower room with fully tiled walls and flooring. Dual head boiler-fed shower with glass shower screen, vanity unit housing wash hand basin, and dual flush WC. Period-style heated towel rail, recessed ceiling lights, extractor fan.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band B - Cornwall Council.

## TENURE

Tenure - Leasehold (999 years from 1986) with a share of the freehold. Property management via Blue Waters Residential. Annual service charge of approximately £1,500 per annum, to include buildings insurance. We understand holiday letting is not permitted although assured short hold tenancies (minimum 6 months) is allowed. Pets must be granted permission from Blue Waters Residential and permission may be withdrawn if there are complaints from other residents.

## VIEWING

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



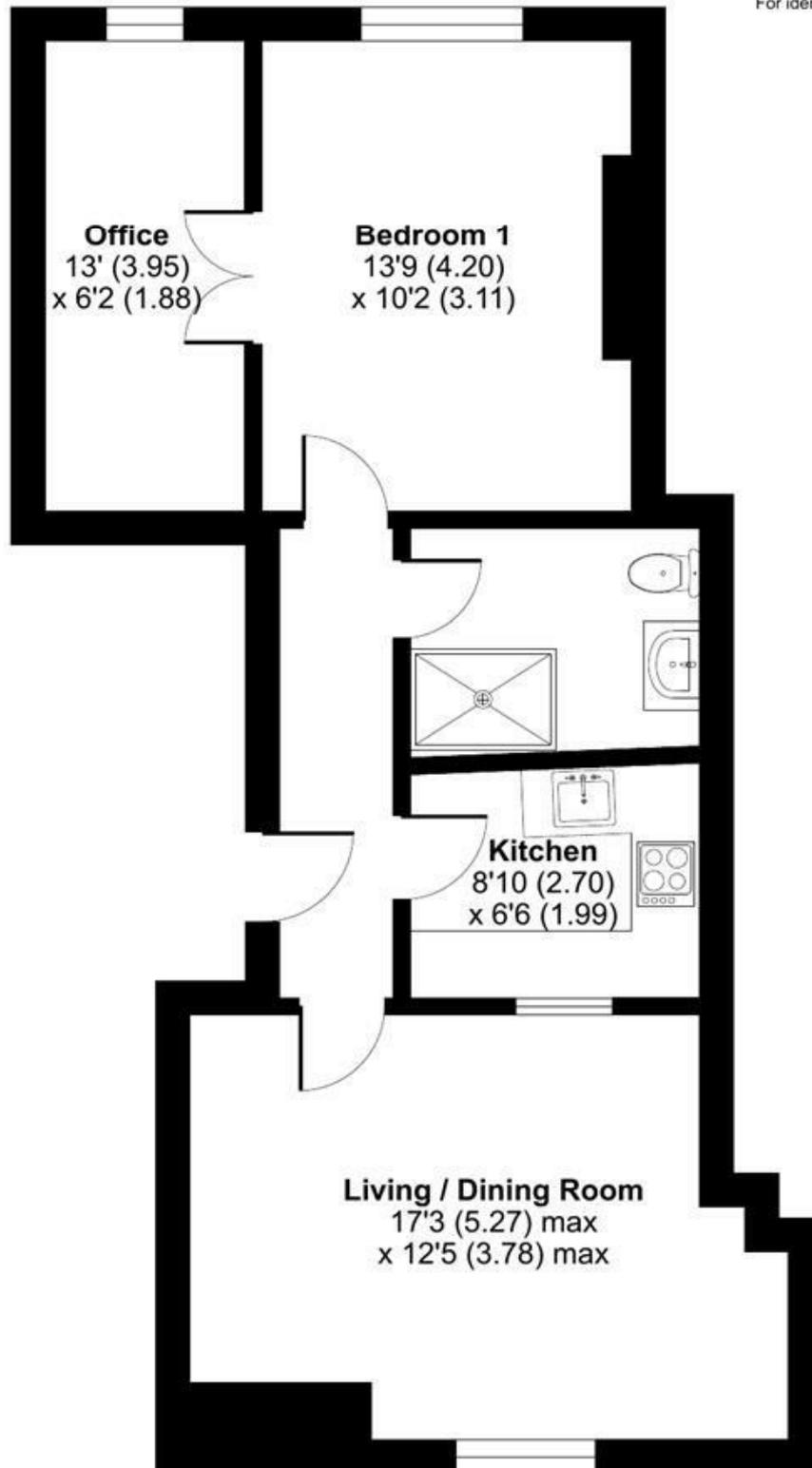
# Floor Plan



## High Street, Falmouth, TR11

Approximate Area = 610 sq ft / 56.6 sq m

For identification only - Not to scale



### SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Laskowski & Company. REF: 1429754