



5 The Lookout, The Packet Quays, Falmouth, TR11 2UE

£325,000

A superbly appointed apartment - more of a 'cottage' in style, located off a secure top floor courtyard, providing charming and extremely well presented 2 bedroom accommodation, with vaulted living room, stylishly fitted kitchen, under-ground parking, and a balcony with views along Dunstanville Terrace, to Greenbank, and the harbour. Ideal for permanent, second, and holiday letting purchasers alike.

Key Features

- Courtyard-style apartment with balcony
- Immaculately presented throughout
- Living room with vaulted ceiling
- A moments stroll from Falmouth town centre
- 2 double bedrooms
- Contemporary kitchen, quality appliances
- Allocated, secure parking for 1 vehicle
- EPC rating D



THE ACCOMMODATION COMPRISES

From the residents courtyard, the access and front courtyard is approached prior the steps rising to the upper terrace. A replacement front entry door, with part-obscure glazing, opens into the:-

LIVING/DINING AREA

A most appealing and particularly welcoming room, connecting the bedrooms to one side via a half turning staircase, and to the other, an access leading to the kitchen. A glazed door with matching side panel provides access onto the side balcony with glimpses over towards The Greenbank Hotel and Penryn River beyond. Vaulted ceiling with exposes beams, central fireplace with slate hearth, built-in focal point fire to chimney stack, and broad recess with wooden shelving. Contemporary wood-effect flooring, two Dimplex Quantum electric wall heaters, TV aerial point, telephone point. Two double glazed hardwood casement windows set either side of the main doorway. Two contemporary wall lights, pendant ceiling light. Door into:-

FITTED KITCHEN

Beautifully appointed and well arranged, with a quality array of units and appliances designed and fitted by the well regarded CK Kitchens. Boasting neutral tan colours, an array of soft close handleless units set both above and below a quality granite-effect worksurface, together with inset ceramic sink with mixer tap and drainer, and tiled splashback at mid-point. Appliances to include a Bosch electric oven, matching four ring induction hob, illuminated extractor, together with Bosch microwave oven. Tall built-in fridge/freezer, integrated slimline dishwasher and integrated washer-dryer. Hardwood double glazed window to side elevation, ceiling spotlights, contemporary dark wood-effect flooring.

From the living/dining area, steps rise to the:-

SPLIT-LEVEL LANDING

Galleried to the stairwell and living/dining area below. Coat hooks, electrical consumer unit. Continuation of contemporary wood-effect flooring. Dimplex Quantum electric wall heater, panel doors to bedrooms one, two, and the main shower room.

BEDROOM ONE

The principal bedroom, double aspect in nature with part-glazed external door leading onto the residents courtyard and a recessed casement window offering plentiful natural light. Continuation of contemporary wood-effect flooring, ceiling spotlights, Dimplex Quantum electric wall heater. Two built-in storage cupboards providing hanging space and shelving.

SHOWER ROOM

Once again, stylishly appointed with white sanitaryware including low flush WC with concealed cistern, vanity unit incorporating sink and mixer tap, together with broad walk-in shower, glazed shower screen and Mira Sport electric shower, together with courtesy handgrips for convenience. Fully tiled floor and walls. Loft hatch, ceiling spotlights, extractor fan, shaver socket, heated towel rail.

BEDROOM TWO

Another double bedroom, once again, with surplus built-in cupboards offering an excess of storage for clothes shoes

etc. Door with glazed panel allowing access to the principal balcony set off the living/dining area. Dimplex Quantum electric wall heater, ceiling spotlights, continuation of contemporary wood-effect flooring.

THE EXTERIOR

REAR BALCONY

Quarry tiled, with retaining wall and steps leading up to the exterior door for bedroom two. Enclosed and sheltered, with views taken in across to The Greenbank Hotel and glimpses of Penryn River, together with the rolling fields of Flushing beyond.

FRONT COURTYARD

Forming part of the residents courtyard for The Lookout, a small area in which a table and chairs, together with pot plants, can be arranged, with the added benefit of a sunny southern aspect, quite the suntrap in the spring and summer months. Exterior courtesy light, step rising to front entrance door.

PARKING

Secure under-ground parking can be found below the property.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage and are connected to the property. Telephone points (subject to supplier's regulations). Thermostatically controlled electric wall heaters within each room.

COUNCIL TAX

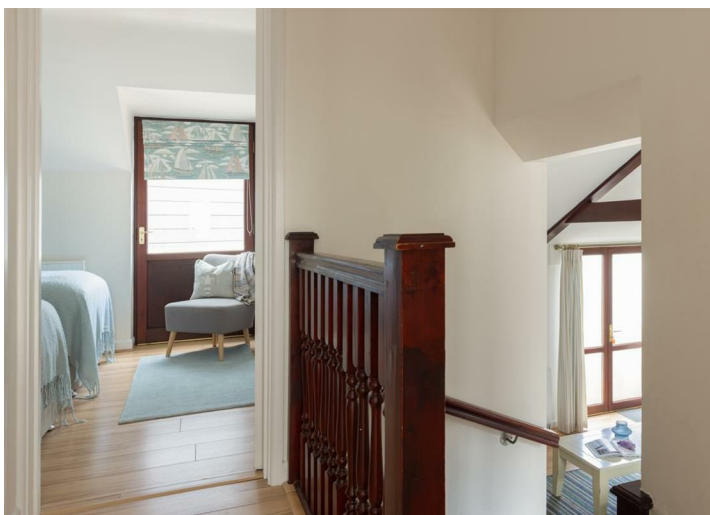
The property is currently on a commercial banding due to its usage as a holiday let and consequently, will need to be banded, should it be used for residential purposes following completion.

TENURE

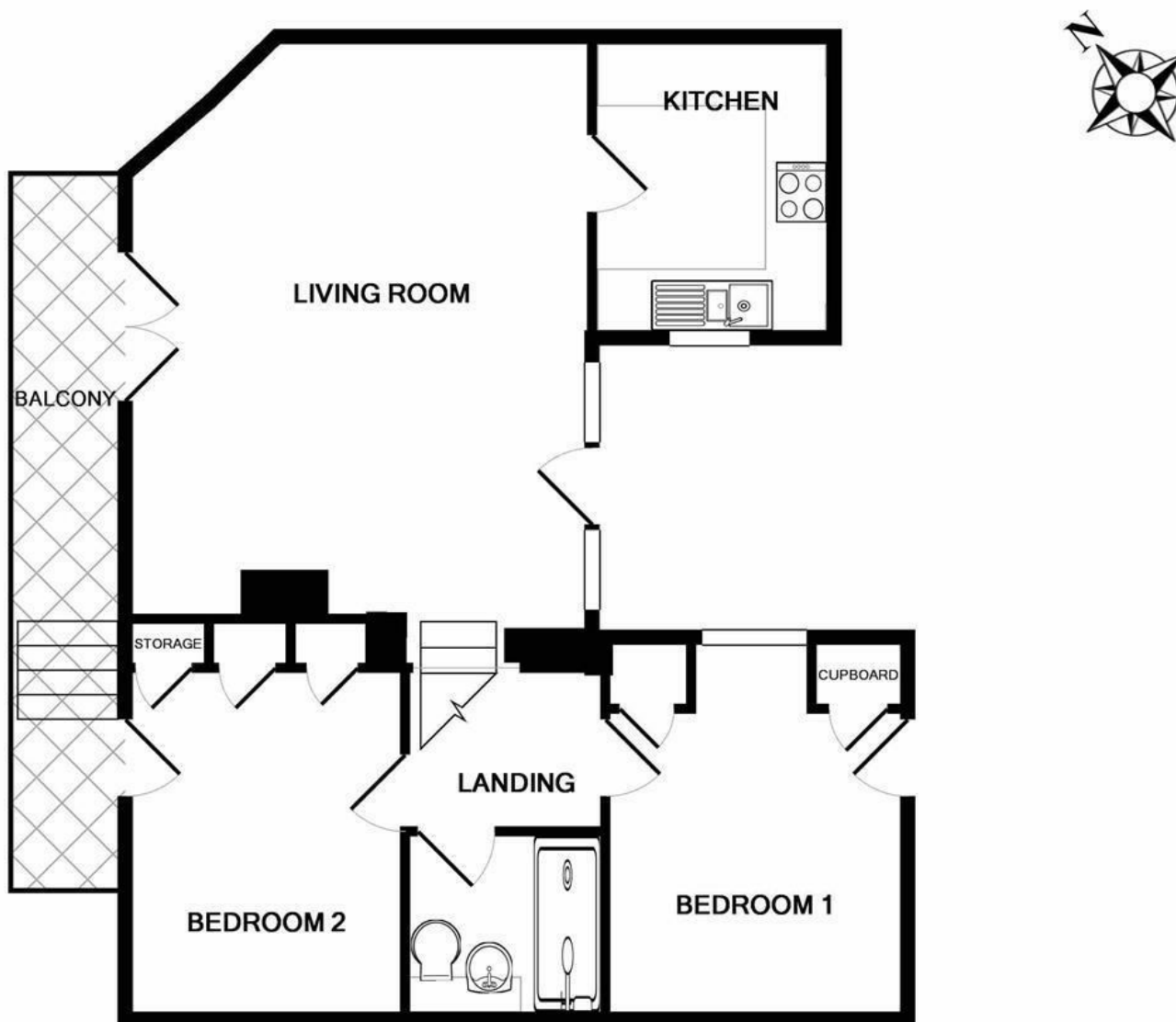
Leasehold - 999 years. The current service charge is approximately £2,500 per year. This includes buildings insurance, lighting and cleaning of communal areas as well as external upkeep and maintenance.

VIEWING

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



Floor Plan



5 THE LOOKOUT HIGH STREET FALMOUTH TR11 2UE
TOTAL APPROX. FLOOR AREA 61.0 SQ.M. (657 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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