

LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR79325847

Guide £750,000

12 Challenger Quay,
Tinnars Walk, Port Pendennis, Falmouth, Cornwall, TR11 3YL

LEASEHOLD



An exemplary first floor, 3 double bed roomed, 2 shower roomed apartment found within an exclusive, gated marina and harbourside development of purpose built coastal apartments. Extensively improved and remodelled in recent years, and the subject of a no expense spared programme of works including replumbing, rewiring, new kitchen and shower rooms as well as further improvements. All a stone's throw from Falmouth town centre and a short walk from its iconic seafront.





SUMMARY OF ACCOMMODATION – In all, around 1,300sq.ft.

Communal entrance hall with steps/lift to first floor level – Entrance lobby with access to apartment 12 and one other.

THE APARTMENT

Reception hall, 3 double bedrooms, 2 shower rooms, open-plan kitchen/dining room opening onto balcony, living room. Two storage cupboards off the hall.

Outside Allocated parking and further visitors' spaces available on a first come first served basis. Storage space on the ground floor of the building.



DESCRIPTION

Challenger Quay is an exclusive, gated waterside development with the purpose built apartments sitting between the ever changing Falmouth harbour and inner marina at Port Pendennis. The gated parking area abuts the harbour wall. Apartment 12 is a first floor apartment and has an outlook in three directions including Falmouth harbour and the inner basin at Port Pendennis. Apartment 12 enjoys sun throughout the day given its easterly/southerly/westerly elevations.

This stunning apartment has been fastidiously maintained and also extensively improved during our client's ownership, with a 'no expense spared' programme of works carried out including:-

- Replumbing
- Rewiring
- Solid oak floors and new carpets installed throughout the apartment
- Bespoke wardrobing and cabinetry installed
- Recently fitted kitchen
- 2 new shower rooms
- Various replastering/reskimming works
- New electric radiators throughout (all 2kW rated)

In addition to the exemplary condition of the apartment, another major attribute is its position within the iconic building – number 12 has a large number of windows to the east, south and west elevations; meaning sun is hitting various points of the apartment throughout the day and also ensuring the apartment is incredibly bright and welcoming. The balcony provides an excellent vantage point for looking out at the inner marina.

From Challenger Quay, a short walk over the swing bridge leads into Falmouth's Events Square, The National Maritime Museum and onto the town centre immediately thereafter, and a short walk in the other direction leads to Pendennis Headland and Falmouth's iconic seafront. Within the remote operated vehicular gates there is allocated parking for 1 vehicle, in addition to a handful of visitors' spaces available on a first come first served basis.

An ideal low maintenance principal home, safe and secure second home or lettings investment opportunity.

LOCATION

Challenger Quay, alongside Port Pendennis comprises a variety of extremely appealing and prestigious houses and apartments of differing designs and sizes centred around the 70 berth yacht marina which is accessed from Falmouth harbour. The electric gates are controlled by a telephone entry system from the apartment once again making this an ideal location to live in Falmouth as a permanent base or indeed the idyllic waterside 'bolthole'.

The port of Falmouth caters for most day to day needs with the main shopping street just a short, level stroll away from Challenger Quay. At the far end of the town the high street has an eclectic mix of retailers, restaurants and specialist shops. The nearby Events Square, beside the National Maritime Museum is a hub for events such as Falmouth Week celebrations and other high profile and popular events. A short walk away from Challenger

Quay and Events Square are the popular beaches of Falmouth, the largest of which is Gyllyngvase, overlooked by the immensely popular Gylly Beach Café. There is also nearby Castle Beach and the waterfronting promenade along Cliff Road. The English Heritage owned Pendennis Castle is also within a short walk, as are the branch line railway stations at Falmouth Docks, The Dell which then links to the main Penzance to Paddington line at Truro.

Falmouth is known as a superb sailing centre and indeed boasts some of the finest and sheltered day sailing waters in Europe on the Carrick Roads (Fal Estuary). Across Falmouth Bay is the renowned and tranquil tree lined Helford River with the famous Frenchman's Creek and equally attractive Port Navas creek.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

The entrance door opens into a broad:-

RECEPTION HALL With a coved ceiling, oak flooring, electric radiator, airing cupboard with an unvented pressurised water cylinder, further built-in cloaks cupboard/wardrobe.



LIVING ROOM – 15'4" x 15'2" measurements not inclusive of deep box bay window Coved ceiling, electric radiator, deep box bay window with a beautiful outlook over the inner marina with built-in seating and concealed storage beneath. Standalone electric fire.



KITCHEN / DINING ROOM – 17' x 14'3" With solid oak flooring, coved ceiling, electric radiator – a very light dual aspect room with two double glazed windows to the side elevation and full height windows and doors opening onto a balcony, also overlooking the inner marina and marina entrance – a truly lovely outlook.



KITCHEN The kitchen is comprehensively fitted with a range of timber worksurfaces with matt finish Shaker style cupboards and drawers beneath, also including a full height double width larder cupboard. There is an additional feature unit with timber surfaces and Shaker style cupboards and drawers beneath. Integrated appliances including AEG double mid level oven, four ring induction hob with extractor fan above, full height fridge/freezer, wine cooler, dishwasher and inset 1½ bowl ceramic sink with side drainer and instant hot water tap.

PRINCIPAL BEDROOM – 12'7" x 12'2" measurements taken to front of built-in wardrobes A very impressive, incredibly light dual aspect room with broad double glazed windows overlooking Falmouth harbour – an ever changing outlook. Full height double glazed doors opening onto a Juliet balcony. Coved ceiling, electric radiator, 7'10" wide built-in wardrobes with mirror fronted sliding doors.



BEDROOM 2 – 14' x 9'2" Coved ceiling, two double glazed windows, electric radiator, built-in double wardrobe with part mirror fronted sliding doors.

BEDROOM 3 / STUDY – 10'7" x 10' With a coved ceiling, broad double glazed window to the rear elevation with partial views over the basin below and a deep window sill. A range of built-in bedroom furniture (can easily be removed should any incoming purchaser not wish for them to remain in situ). Electric Glen fan heater.



SHOWER ROOM 1 With tiled flooring and full height tiled walls, low flush wc, wash hand basin with tiled splashback, mirror front medicine cupboard above, vanity drawers beneath and three quarter height vanity cupboard, wall mounted light with concealed shaving socket, walk-in double shower unit with rainwater shower above and additional shower attachment, tiled surround, glass screen, electric heated towel rail, extractor fan.



SHOWER ROOM 2 With tiled floor and full height tiled walls, low flush wc, wash hand basin with glass top surround and tiled splashback, backlit wall mounted mirror above and vanity cupboards and drawers beneath, wall mounted light with concealed shaving socket, walk-in double shower unit with rainwater shower above and additional shower attachment (both of which run from a Hydro electric shower), electric heated towel rail, extractor fan.



OUTSIDE

From the kitchen, double doors open onto a broad balcony with wrought iron balustrades and timber handrails, with a beautiful outlook over the inner basin below.

There is an **ALLOCATED PARKING SPACE** in the gated parking area with additional **VISITOR SPACES** (located outside the gated parking area) available on a first come first served basis.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR11 3YL.

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

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1000 Mbps highest available download speed. 220 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

TENURE Leasehold Residue of a 999 year lease plus share of freehold. Lease start dated 1st January 1998. Annual maintenance charge of approximately £4,491.35 for 2026. The service charge covers exterior redecoration, interior redecoration of communal areas, cleaning of communal areas, buildings insurance, servicing of the entrance gates and entrance doors to the communal areas. Managing agents – Vickery Holman. Please note that pets are not permitted. Assured shorthold tenancies are permitted.

DIRECTIONS Proceeding along Dracaena Avenue to the roundabout at the top of Killigrew Street, straight across onto Western Terrace and across at the next roundabout onto Melvill Road. Proceed all the way along Melvill Road until you reach the roundabout just after the Falmouth Hotel, turn left at that roundabout and under the railway bridge and take the first right hand turning towards Falmouth Docks. Turn immediately left towards Port Pendennis, ignore the marina entrance to Port Pendennis on your left hand side and continue straight on, past the RNL station where the gates to Challenger Quay are straight in front of you.

WHAT3WORDS ///impose.submit.castle

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

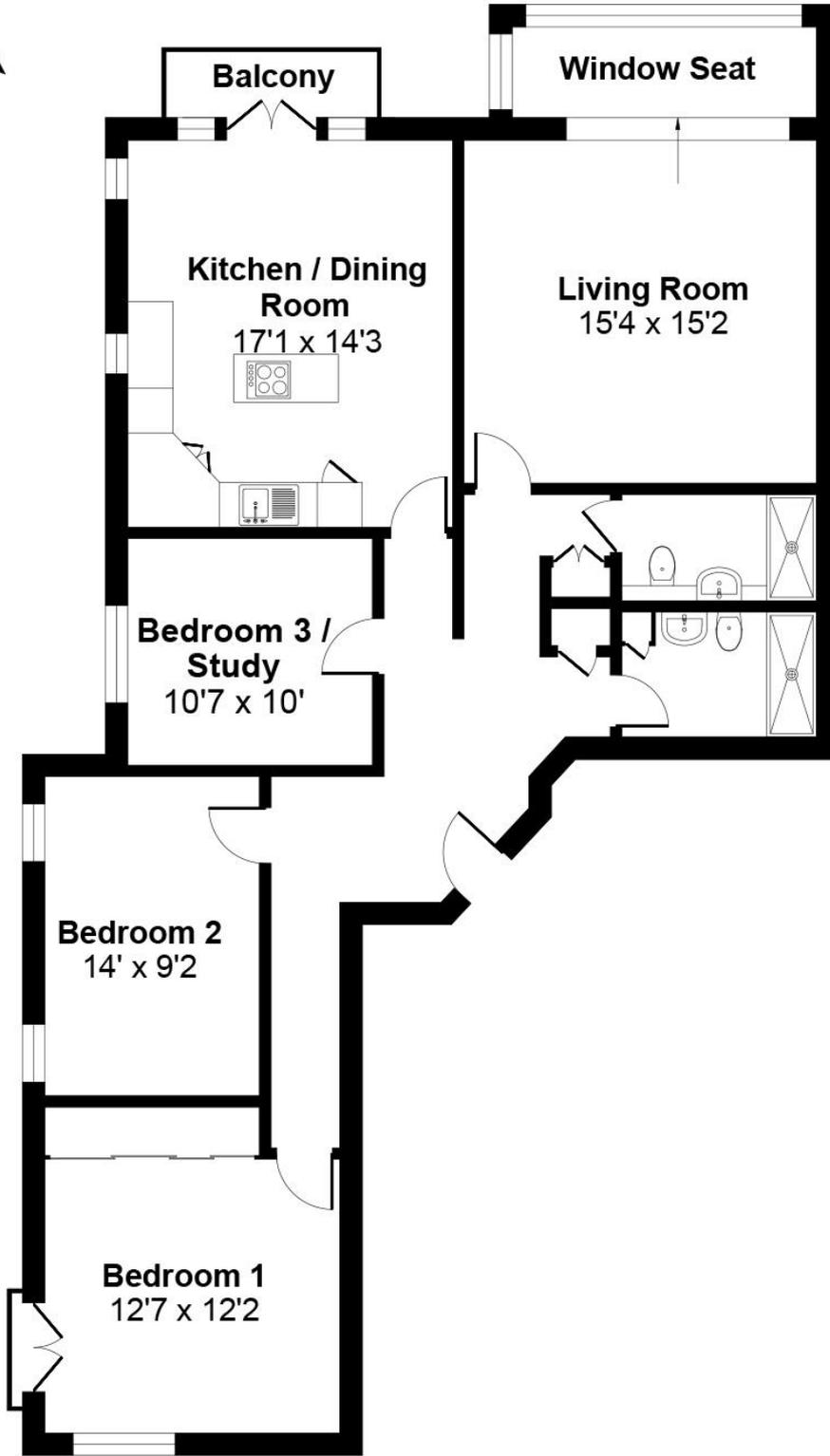
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Not to scale – for identification purposes only.

Challenger Quay, Falmouth

Approximate Area = 1302 sq ft / 120.9 sq m

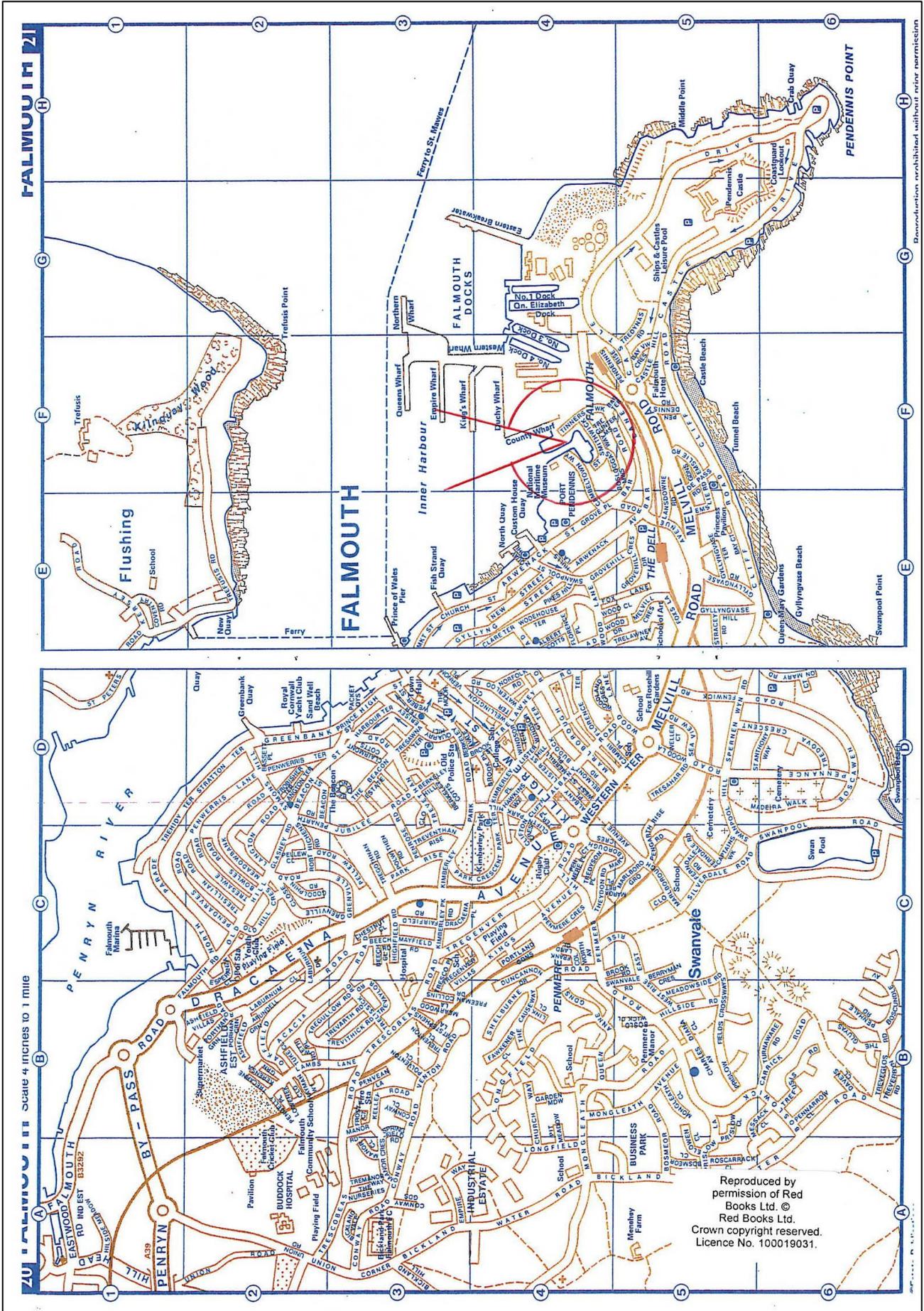
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lillcrap Chilcott. REF: 1401371





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