

Apt 8, Quayside, 6 Grove Place

Guide Price £175,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

- Elegant Grade II listed Regency townhouse conversion
- Top floor apartment with stunning harbour and coastal views
- Panoramic outlook across Haven Marina, Carrick Roads and the Roseland Peninsula
- Beautifully refurbished and redecorated throughout
- Bright open-plan living space with large sash windows
- Stylish recently fitted kitchen and modern shower room
- Spacious double bedroom and quality new flooring throughout
- Moments from Events Square, the harbourside and town centre amenities
- Ideal permanent home, holiday retreat or investment opportunity with no onward chain

TENURE

999 years from 25th October 2005. The maintenance & service charge is currently £353.39 paid quarterly (£1,413.56 annually). Management Buildings Insurance for the apartment £1003.51 per annum for the year 2024. Share of Freehold. Management Company: Koti Management.

AGENTS NOTE

Long term letting and holiday letting are permitted. The apartment shares common parts including the front garden, entrance hall, stairway and landings. There is a restriction regarding pets: allowed by permission of the landlord, which must not be reasonably withheld.

SERVICES & GLAZING

Single glazed multipaned wooden sash windows, the rear window in the bedroom requires restoration or replacing. Mains electricity, water, and drainage. Recently installed and modern electric night storage heaters and a modern electric heat pump for the hot water located under the kitchen sink.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D









THE LOCATION

Quayside, Grove Place enjoys an exceptional position just moments from Falmouth's vibrant town centre and picturesque harbourside, placing the very best of this thriving coastal town right on the doorstep. From independent boutiques, galleries and specialist shops to proper pubs, cafés and renowned restaurants, Falmouth offers an outstanding lifestyle with a unique blend of maritime charm and contemporary energy. Quaint opeways lead down to the water's edge, while the nearby harbourside provides a constantly changing backdrop of boats, yachts and coastal activity. Within just a few hundred yards are Port Pendennis Marina, the National Maritime Museum and Events Square, home to a variety of popular restaurants, cafés and amenities including Tesco Express, Harvey's Wharf and Pizza Express. Residents also enjoy easy level access across the marina entrance towards Events Square and the town beyond, making this an especially convenient and walkable location.

Falmouth is renowned for its vibrant year-round community and hosts an exciting calendar of events including Falmouth Week, the Oyster Festival, Sea Shanty Festival and Falmouth Classics, many centred around the National Maritime Museum and Events Square. The town's rich maritime heritage is perfectly balanced with a lively arts and food scene, creating one of Cornwall's most desirable places to live. To the south, Falmouth's beautiful coastline and beaches are within easy reach, including Castle Beach, Tunnel Beach and the ever-popular Gyllyngvase Beach, renowned for its safe swimming waters and bustling beachfront café. The surrounding seafront showcases an attractive mix of period and contemporary architecture, alongside a variety of leisure facilities and waterside dining destinations. For travel connections, nearby Falmouth Docks railway station provides a branch line to Truro, approximately 11 miles away, where there are mainline services to London Paddington, while Newquay Airport, around 25 miles distant, offers regular flights across the UK. With its combination of coastal beauty, excellent amenities, sailing waters and strong community atmosphere, it is little surprise that Falmouth is consistently recognised as one of the most desirable places to live in the UK.





THE PROPERTY

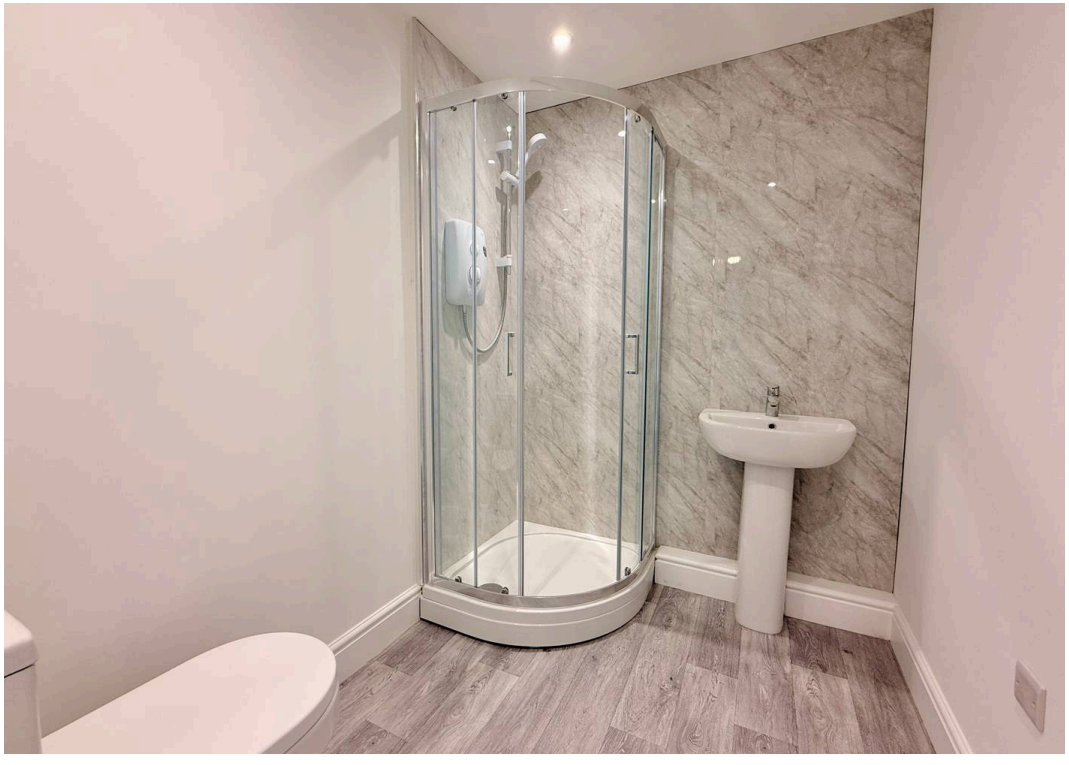
Number 8 Grove Place is a beautifully presented top floor apartment set within an elegant Grade II listed double-fronted Regency townhouse, expertly converted into apartments during 2005/2006. We were delighted to handle the original sales at the time and remember how exceptionally well received the development was, with apartments selling quickly thanks to their character, location and outstanding views. The current owner has thoroughly enjoyed nearly ten years here, particularly the apartment's elevated position, ever-changing river views and incredibly convenient setting just moments from Falmouth's vibrant harbourside and town centre. Now offered for sale with no onward chain, the apartment has been freshly renovated and redecorated throughout, providing a ready-to-move-into home ideal as a main residence, investment or lock-up-and-leave coastal retreat. Accessed via the impressive original entrance to Number 6, broad granite steps rise to a striking columned portico and grand communal entrance hall. A wide, gently winding staircase leads to the top floor, serving just two apartments, creating a peaceful and private atmosphere.

Inside, the apartment feels wonderfully bright and welcoming, with large multi-paned sash windows to both front and rear elevations allowing natural light to flood through the accommodation. The living room is a particular highlight, enjoying captivating panoramic views across the harbour, slipway and Haven Marina, extending towards Falmouth Docks, the Carrick Roads and the Roseland Peninsula, a constantly changing outlook filled with sailing activity throughout the year. The recently re-fitted kitchen is finished in a stylish matt white design with space and plumbing for appliances, while the modern shower room features a corner shower cubicle and contemporary fittings. A quality new floor has also recently been laid throughout the apartment, complementing the fresh decorative improvements. The accommodation is well balanced, comprising a generous double bedroom to the rear and an open-plan sitting room/kitchen to the front, perfectly positioned to maximise the superb outlook. Apartment 8 is one of just a handful within the development to enjoy such exceptional harbour and marina views. It is difficult to imagine a more convenient and engaging location from which to enjoy all that Falmouth has to offer, and we wholeheartedly recommend an early viewing.

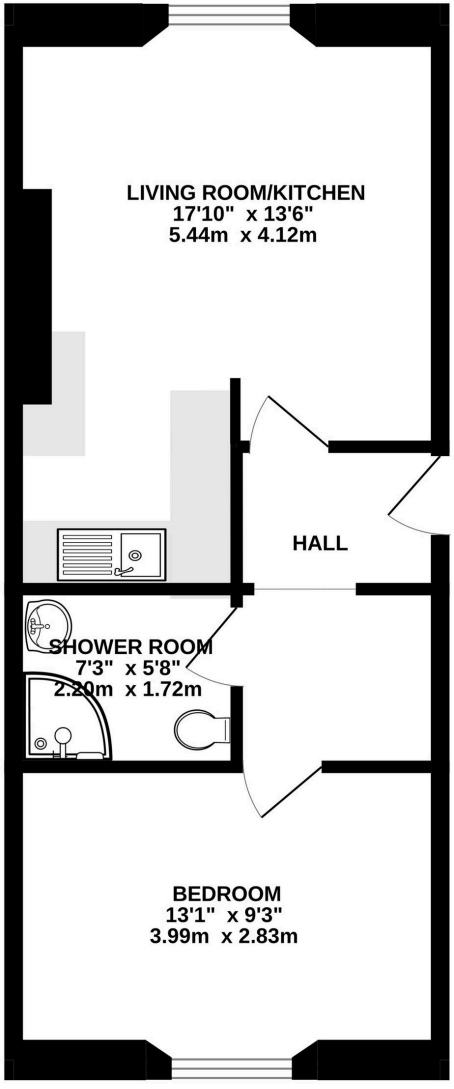








GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 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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