



## Flat 3, 5 Grove Place, Falmouth

Guide Price £220,000



Heather & Lay  
*The local property experts*



- Fantastic, Central Falmouth Location
- Engaging Estuary And River Views
- One Bedroom Regency Style Apartment
- High Ceilings With Well Proportioned Rooms
- Well Presented
- Character Features
- Communal Gardens
- No Onward Chain

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

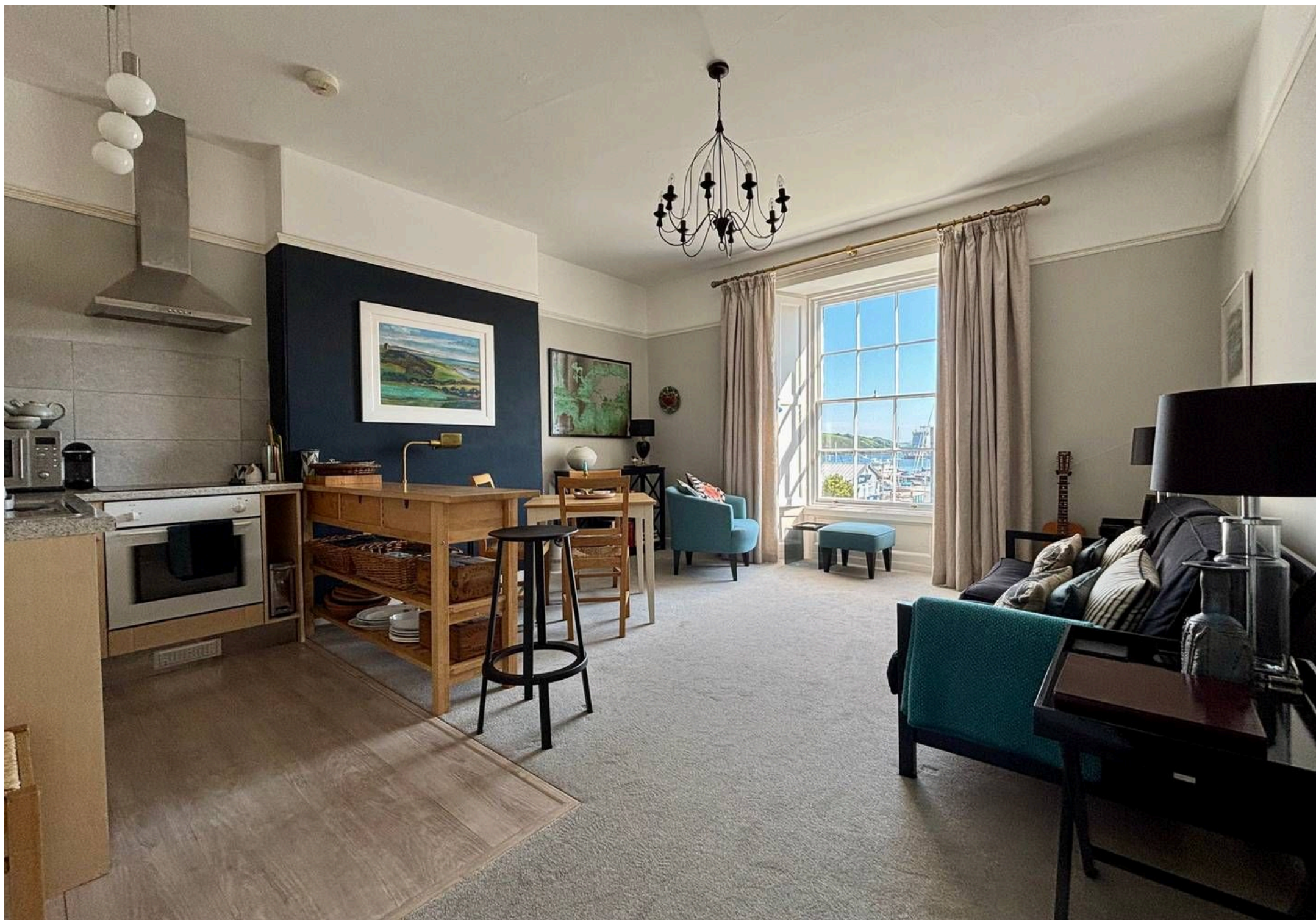
Services: Mains electricity, water & drainage

#### THE LOCATION

With so much of what Falmouth has to offer on its doorstep; fine restaurants, interesting and specialist shops, proper pubs selling real ales and opeways leading to the water's edge, number 5 Grove Place is only a few paces from Falmouth town and the harbourside. Port Pendennis Marina, The Maritime Museum, Events Square with Tesco Express, Hubbox and Pizza Express are all within a few hundred yards. The nearby 'Dell' railway station and line branches to Truro Cathedral City (approximately eleven miles), with its mainline railway link to Paddington, London. Newquay Airport (twenty five miles) has regular services throughout the UK.











## THE PROPERTY

Number 5 Grove Place is an elegant, double fronted, grade II listed Regency former town house, which has been skilfully converted into apartments. The apartment is accessed via the original, fine, main entrance up wide granite steps to the columned portico and front door. The broad staircase takes you up a single flight of stairs, past a tall sash window flooding the area with natural light, to number 3. There is brightness within where light is gathered through a large multipane sash window to the front, with fantastic views over Pendennis marina, flushing and the Carrick Roads beyond. The kitchen/dining/living room is superb with the wonderfully engaging view, plenty of light, high ceilings and a well proportioned room make it a lovely space to spend time. The bedroom is, again, well proportioned with high ceilings and a lovely sash window making for another fantastic room. The building also has a handy communal outside space to the rear giving you a place to sit out in the sun on those summer days. It is difficult to picture a more convenient and involving location to live in Falmouth. Wholeheartedly recommended.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Fine, wide granite steps up to number 5's original front door and columned portico, into the .....

## COMMUNAL ENTRANCE & HALLWAY

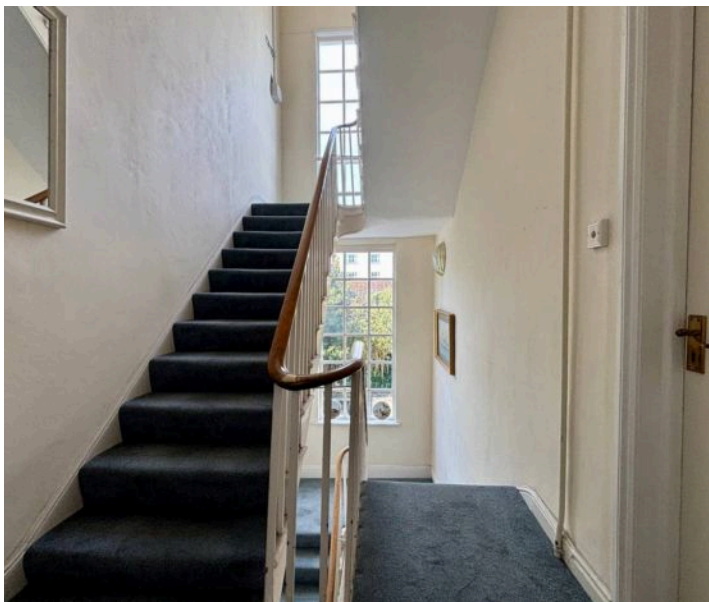
Elegant turning staircase rising to the first floor and apartment 3. Tall sash window on the half landing floods the staircase with light. Painted panelled door into....

## HALLWAY

Tall ceilings and space for coat hooks. Wooden door into.....

## KITCHEN/DINING/LIVING SPACE

A twelve pane sliding sash window provides ample light to the room and has views to the front towards Pendennis marina, Flushing and the Carrick Roads. This really is a remarkable and engaging outlook positioned by the dinghy park and slipway. High ceilings and a well-proportioned room give a feeling of space. Carpeted flooring. Intercom.











## KITCHEN AREA

L-shaped wood effect eye and base level units with grey laminate worktop. Electric oven with hob and extractor over. Stainless steel sink with swan neck stainless mixer tap. High level tiled splash back. Space for fridge. Wood effect laminate flooring. Wooden panelled door into....

## BEDROOM

Sixteen paned sliding sash window to the rear flooding the room with light and overlooking the communal garden space. A well-proportioned room with high ceilings and an ornate fireplace surround, where the old open fire would have been. Half glazed wooden door into.....

## EN SUITE

Three-piece white suite comprising WC, pedestal hand wash basin with stainless steel taps and mirrored cabinet above and a corner shower cubicle with electric shower. Heated towel radiator. Extractor. Tiled wet areas and tiled flooring.

## OUTSIDE

### COMMUNAL GARDEN

A rear communal door leads over a raised walkway to the large patio area with various seating areas and greenery border to the rear. Stone walls border the sides.

## TENURE

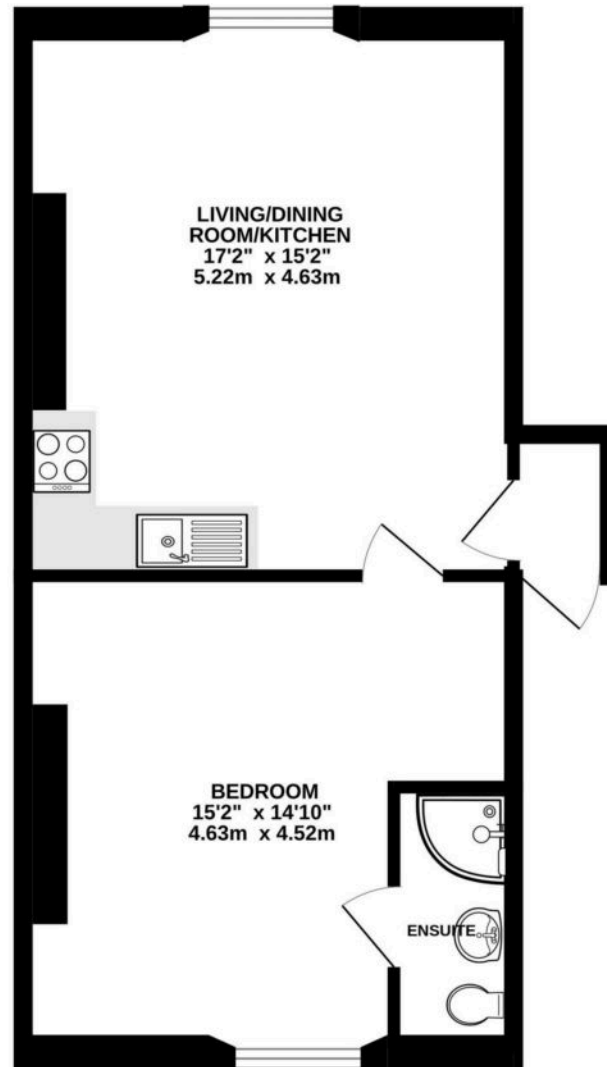
Leasehold 999 year lease from 2006 (980 years remaining)  
Managing Agent -Belmont Property Management. Current (January 2026) service charge £145.83 (due to be reviewed June 2026) monthly covering buildings insurance, electricity, garden upkeep, window cleaning and statutory annual inspections for the common parts.

## AGENTS NOTE

There is a short term holiday let restriction meaning that holiday lets are not permitted. However, long term lets and use as a second home for personal holidays is permitted. Pets are permitted on a case by case basis and under the permission of the management company.



GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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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