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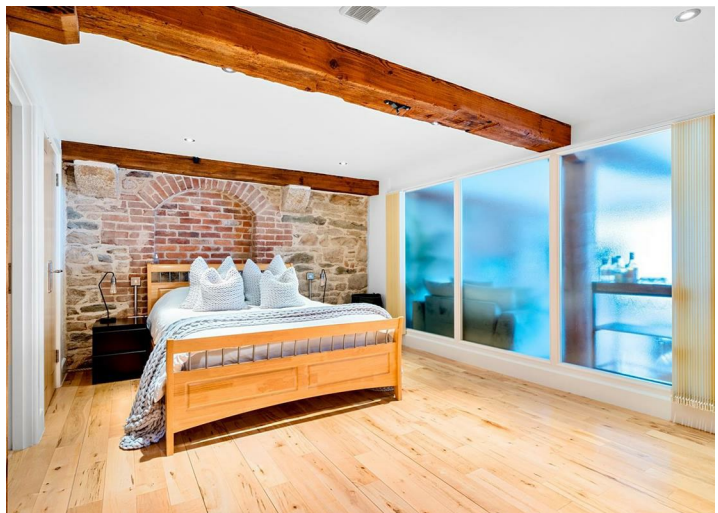
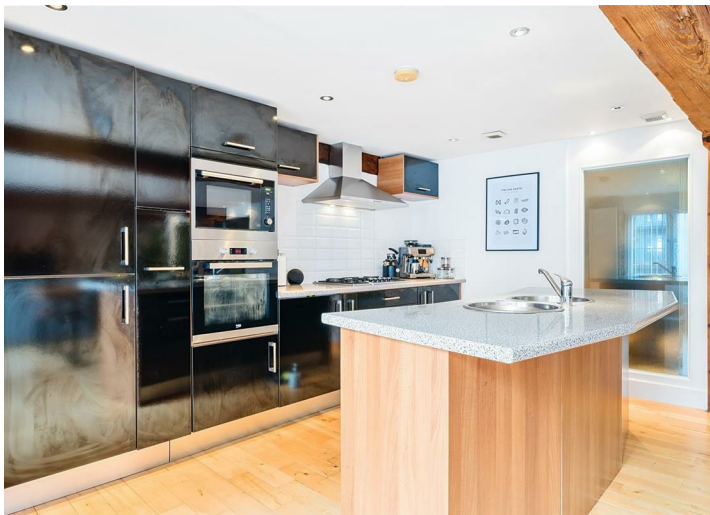
## 10 The Warehouse, Anchor Quay, Penryn, TR10 8GZ

£349,000

A characterful and most impressive first floor apartment located within Harbour Village, one of Penryn's landmark riverside developments, offering unique 2 bedroom, 2 bath/shower room accommodation, showcasing warehouse loft-style features including exposed brick and stone walls, ceiling beams and steel pillars, combined with high quality finishes including oak flooring, glass panelling and mosaic tiling. To be sold with the addition of 2 open parking spaces. Viewing highly recommended!

### Key Features

- Beautifully appointed apartment
- Warehouse loft-style and characterful features
- Highly regarded riverside development
- Allocated open parking for 2 vehicles
- 2 bedrooms, 2 bath/shower rooms
- Expansive open-plan kitchen/living room
- Within minutes of amenities
- EPC rating C



## THE ACCOMMODATION COMPRISES

A timber decked stairwell rises to the communal entrance for The Warehouse, with broad multi-pane door and entry system with exterior courtesy light, leading into the:-

### ENTRANCE FOYER AND HALLWAY

Inset matting, communal lighting, post boxes. Door leading to inner hallway providing access solely for numbers 9 and 10. The private front entrance door for the property opens into the:-

### RECEPTION HALLWAY

Contemporary oak door leading to the inner hallway. Two cupboards, one of which housing electrical consumer unit, hot water system and mains thermostatic control, and adjacent, laundry cupboard with slatted shelving and sensor light, housing dryer. Oak flooring, radiator, inset downlights, contemporary wall light. Space for coat hooks and shoe storage. Door opening into the:-

### INNER HALLWAY

With contemporary doors leading to the main bath/shower room, principal bedroom, multi-pane casement doors to open-plan kitchen/living/dining area, and bedroom two. Video intercom system, wall-mounted Danfoss heating thermostat, heat recovery and ventilation system with wall-mounted controls, radiator. Continuation of oak flooring, lighting including contemporary wall lights and inset downlights. Structural ceiling beam with pillar.

### MAIN BATH/SHOWER ROOM

Beautifully appointed and comprising floating wash hand basin with mixer tap, wall-mounted WC with concealed cistern, deep contemporary bath with inset low-level lighting, together with wall-mounted tap and shower attachment. Walk-in shower cubicle with clear glazed door and tiling throughout, mains powered shower with rainfall showerhead. Inset downlights, heated towel rail, shaver point, extractor fan. Tiling to floor and walls.

### PRINCIPAL BEDROOM

Providing a wealth of character including exposed brick and stone wall, and structural beams from the original warehouse: a spacious and well appointed room incorporating an intriguing addition of three obscured glass panels borrowing light from the living area. Two built-in cupboards with oak fronted doors, oak flooring. Inset downlights, radiator, TV aerial point. Door leading into the:-

### EN-SUITE SHOWER ROOM

Of irregular shape, yet beautifully tiled throughout with neutral mosaic tiling to walls, comprising wall-mounted WC with concealed cistern, wall-mounted sink with mixer tap and walk-in shower cubicle with dual showerhead and clear glazed door. Mosaic-effect tiling to shower cubicle. Characterful part-exposed beams at ceiling level, heated towel rail, shaver socket, inset downlights, extractor fan, tiled flooring. Contemporary wall lights set beside mirror.

## BEDROOM TWO

Currently utilised as an office by the current owners, with tall obscured pane providing light from the open-plan living space. Once again, with part-exposed beams at ceiling height, oak flooring, and two sets of built-in wardrobes. Radiator, telephone point, TV aerial point.

### OPEN-PLAN KITCHEN

A magnificent room and undoubtedly the highlight for any prospective purchaser, with a wealth of character features, providing a degree of charm, character and elegance, including exposed beams throughout, supporting pillars, exposed stonework and an array of glazing, providing an outlook over Harbour Village. A spectacular area in which to enjoy social occasions, gatherings etc.

### KITCHEN AREA

A contemporary and high quality kitchen with an array of units set both above and below a granite-effect roll top worksurface incorporating a broad central island, once again, with cupboards under, and breakfast bar. Circular sink with mixer tap and drainer set to kitchen island, together with Logix built-in dishwasher. Further units with appliances including five ring gas hob, contemporary tiled splashback and extractor fan, built-in microwave oven and Beko electric oven. Further appliances to include built-in undercounter fridge/freezer, Logic washing machine, and boiler housed within cupboard, providing domestic hot water and heating. Inset downlights, oak flooring, vertical radiator, telephone point. Open to the:-

### LIVING/DINING AREA

With plentiful natural light flooding in via an array of glazing to one side, overlooking Harbour Village, featuring deep oak sill and spanning the width of the room. Much charm and character including exposed ceiling beams, supporting pillars, oak flooring and exposed stone wall with central red brick focal point. An array of inset downlights, two radiators, media point with multiple TV aerial and satellite points.

## THE EXTERIOR

### ALLOCATED PARKING

Set adjacent to Tresooth House and located on the right-hand side upon entry into Harbour Village, two allocated, open parking spaces are located to the far wall.

## GENERAL INFORMATION

### SERVICES

Mains gas, drainage, water and electricity are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

### COUNCIL TAX

Band D - Cornwall Council

### TENURE

Leasehold. 999 year lease from date of inception, 2006. Service charge £151 per calendar month (£1,812 per annum), to include buildings insurance, all external

maintenance and internal communal areas. Managing agent:  
Smart Estate Agent. Holiday letting is permitted. We  
understand pets are not permitted.

### **VIEWING**

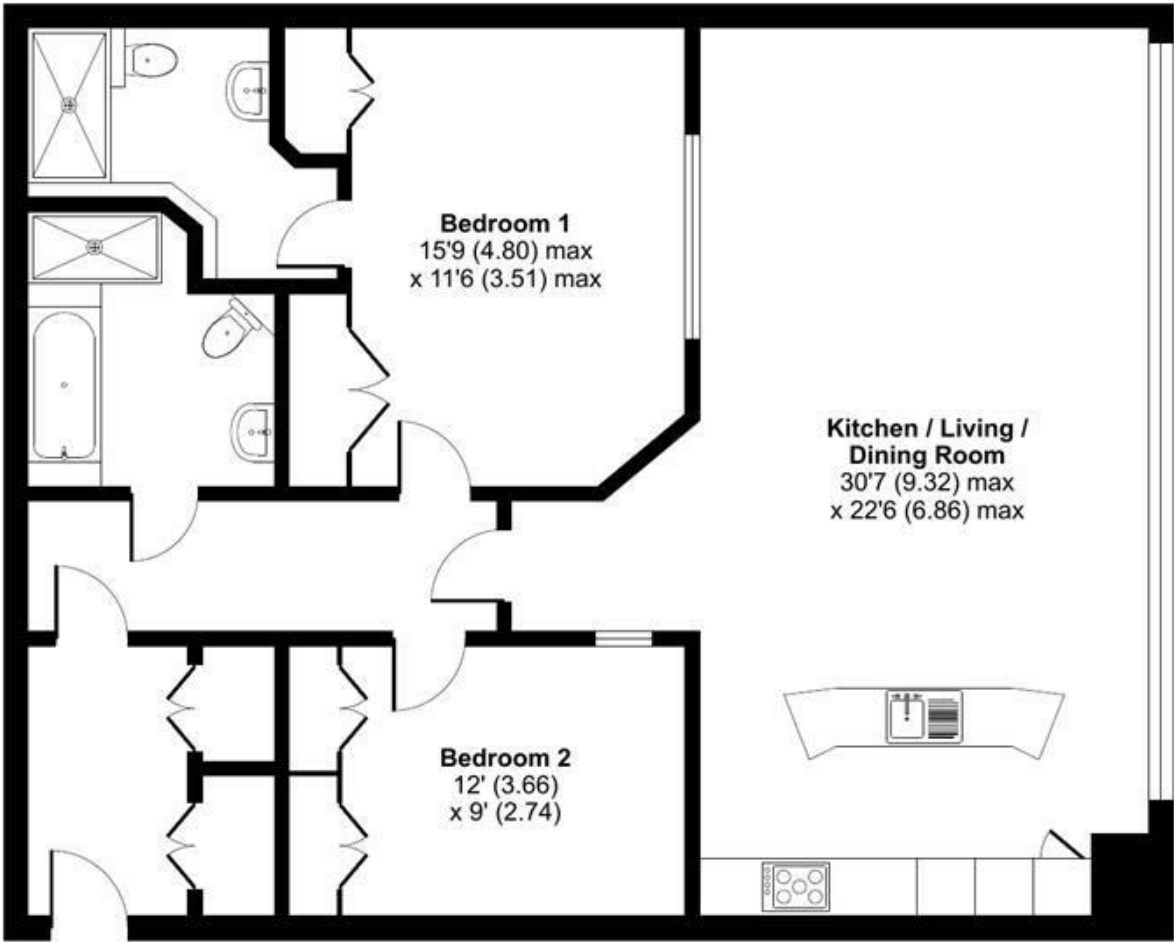
Strictly by appointment only with the vendor's Sole Agent -  
Laskowski & Company, 28 High Street, Falmouth, TR11  
2AD. Telephone: 01326 318813.



The Warehouse, Anchor Quay, Penryn, TR10

Approximate Area = 1186 sq ft / 110.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Laskowski & Company. REF: 1196323