



\*\*\*AVAILABLE NOW\*\*\*

With captivating and dramatic frontline sea views, this penthouse apartment presents a great opportunity to live in the best part of Falmouth, with easy promenade access to Gyllyngvase Beach and Pendennis Point.

The accommodation briefly comprises: Entrance hall leading to an exquisite, generously proportioned living room, modern kitchen with built in appliances, good sized master bedroom with built in furniture (as seen in the photos), second bedroom with built in furniture (as seen in the photos) and a lovely bathroom, with a shower over the bath.

The property benefits from electric heating (with a good EPC rating).

There is on-street parking on Emslie Road.

Please note this property is on the second floor, only accessible via the stairs.

Garage available by separate negotiation.

Call now to arrange a viewing!

Tenancy Length: Long Term

Holding Deposit: £322

Deposit: £1614

EPC: C

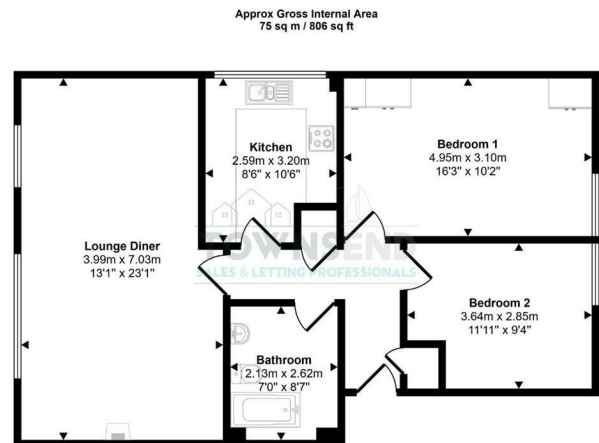
Council Tax: D





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>69</b>	<b>72</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.