



TOM WILLS
PERSONAL PROPERTY AGENTS

3 Puffin House

North Parade, Falmouth, TR11 2TD

£435,000



TOM WILLS



3 Puffin House

North Parade, Falmouth, TR11 2TD

A beautifully presented two bedroom apartment on North Parade, Falmouth's primary residential waterfront road. Although occupying an elevated position, the apartment is accessed at ground floor level from the main entrance, and enjoys breathtaking panoramic views over the river and the constantly changing boating activity surrounding the marina. Built in 2019 by a respected local builder, the apartment offers a dedicated carport, a private secure store room, direct access to the slipway and a share of the freehold. The building may be occupied as a permanent home or used for holiday or long-term letting, and the service charge is a reasonable £100 per month.

- Breathtaking panoramic views over the river, marina and shoreline
- Two bedroom apartment built in 2019 to a high standard
- Wide water facing glass-fronted balcony
- Open plan living, dining and kitchen area of 21'3" x 17'3"
- Principal bedroom with en suite shower room
- Holiday and long-term letting both permitted
- Ground floor level access, one of only five apartments in the building
- Dedicated carport, private store and direct access to the slipway
- 1/5th share of freehold with a 999 year lease
- Service charge of just £100 per month, holiday letting permitted





An entrance hall at ground floor provides completely level access to the front door of the apartment. Inside, a wide hallway with engineered oak flooring, a phone entry system and a useful coat and Hoover cupboard connects the living space, bedrooms and bathroom. The open plan living area is the heart of the apartment, with clearly defined seating and dining spaces and a modern kitchen comprising grey fronted eye and base units, plenty of worktop space with inset composite sink, a large island with storage, a built-in eye level oven, induction hob with extractor, fridge, freezer and washer dryer. It is the wall of glazing and French doors that draws the eye, opening to a balcony of 11'5" x 6'1" with glass panels and chrome railing, a secure spot to enjoy the evening sun while taking in the panoramic outlook over the river, marina and shoreline. The principal bedroom has built-in wardrobes with mirrored sliding doors and a fully tiled en suite with WC, shower and pedestal basin. The second bedroom accommodates a single bed and works equally well as a study or office, again with a built-in mirrored wardrobe. The main bathroom is fully tiled with a bath and shower over, WC, pedestal basin and a chrome heated towel rail. Storage is a genuine strength of this apartment, most notably the private secure ground floor store room within the building, perfect for bikes, sports and boating equipment, with direct access to the slipway making it easy to get a kayak or paddleboard onto the water, while a brick paved driveway leads to the covered carport designated to the apartment. With no lift in the building, running costs are kept sensibly low at £100 per month. The sale includes a 1/5th share of the freehold with a 999 year lease.

THE LOCATION

Falmouth is Cornwall's premier south coast town, steeped in maritime history and renowned for its sandy beaches, spectacular coastline and some of Europe's finest sailing waters. North Parade follows the Penryn River, revealing delightful views to Trevissome and Flushing. Puffin House overlooks Falmouth Marina, the town's principal marina facility, with the ever changing spectacle of boating activity on the water below. The Royal Cornwall Yacht Club and the Greenbank Hotel are both located on the same road, while the river itself invites sailing, paddleboarding and swimming from the shoreline. The town centre is a short, level stroll away, and Truro is around 25 minutes by road, with regular trains from Falmouth's three stations connecting to mainline services beyond.

ADDITIONAL INFORMATION

Tenure - Leasehold with a share of the freehold. 999 years from inception (2019) with an annual service charge of £1,200. The service charge is reviewed annually but unchanged since 2019. Zero ground rent. We understand long term and holiday letting are permitted and pets are allowed following approval by the co-freeholders. Possession - Immediate vacant possession. Services - Mains electricity, gas, water and drainage are connected. Gas fired central heating. EPC - 84 (B). Council Tax - Band E.





DIMENSIONS

Living/dining/kitchen -
21' 3" x 17' 3" (6.48m x 5.26m)

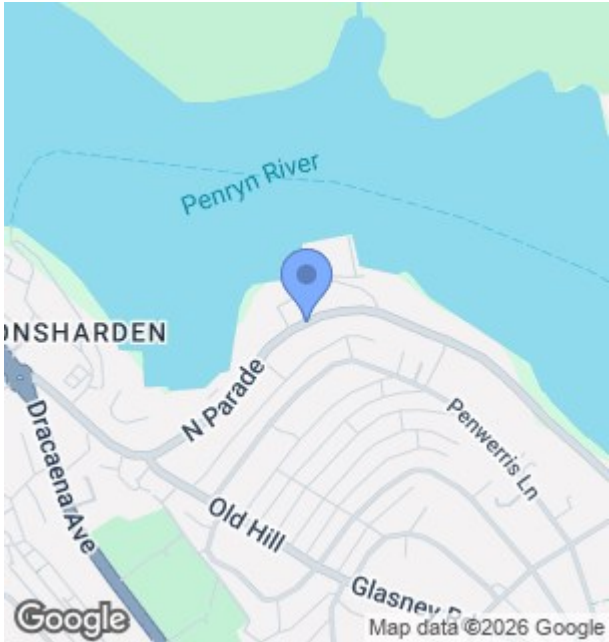
Balcony - 11' 5" x 6' 1" (3.48m x 1.85m)

Bedroom one - 15' 3" x 8' 3" (4.65m x 2.51m)

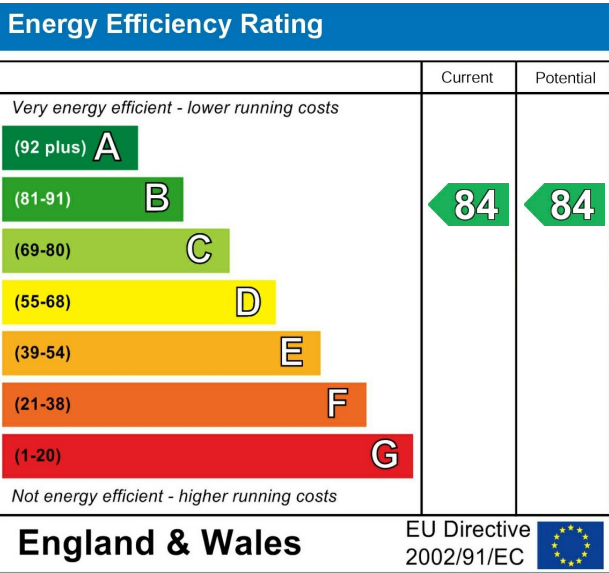
Bedroom two- 11' 8" x 5' 5" (3.56m x 1.65m)

APARTMENT 3 PUFFIN HOUSE, 20 NORTH PARADE, FALMOUTH, CORNWALL, TR11 2TD.
TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019



Energy Efficiency Graph



Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.