



## 9 Maritime House, Discovery Quay, Falmouth, TR11 3XA

£525,000

A substantial 3/4 double bedroom duplex apartment, situated within Maritime House on the edge of Discovery Quay in the heart of Falmouth and enjoying oblique views of the marina, and an outlook over Event Square and the National Maritime Museum. This well presented apartment offers over 1,400 sq ft of accommodation, comprising on the lower floor: entrance hallway, living room with balcony, modern kitchen, dining room/bedroom 4 and cloakroom/WC. On the top floor is a family shower room and 3 double bedrooms (the principal bedroom providing a dressing area and en-suite shower room). Event Square has previously hosted activities and events including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty Festivals, whilst incorporating a large number of shops, restaurants and bars, as well as the National Maritime Museum. The town centre is just a short stroll away, whilst the nearby train station at Falmouth Town provides a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth's seafront and southern side is half a mile away with delightful sandy beaches and access onto the South West Coast Path. In all, a wonderful home, holiday base or investment which must be viewed to fully appreciate the space and position this harbourside property offers.

### Key Features

- 3 double bedroom lift-assisted duplex apartment
- Open-plan living space with balcony
- Under-floor heating
- No onward chain
- Outlook over Event Square with oblique harbour views
- Highly sought-after central location
- Fantastic main home or letting investment
- EPC rating B



## THE ACCOMMODATION COMPRISES

Communal entrance door from the harbourside of the building, with communal stairway and lift up to the third floor. Door leading to the communal courtyard. Private front door to:-

### ENTRANCE HALLWAY

Engineered oak flooring with under-floor heating, oak staircase with glass balustrade rising to the first floor, large under-stair storage cupboard housing wall mounted consumer unit. Double doors to open-plan living room and kitchen, further doors to dining room/bedroom four, ground floor cloakroom and walk-in airing cupboard with shelving and housing the hot water cylinder.

### LIVING AREA

A light and bright living space, open to the kitchen, with large double glazed floor-to-ceiling windows and dual doors leading onto the balcony, providing an outlook over Event Square and National Maritime Museum. Engineered oak flooring with under-floor heating. Recessed ceiling lights, door to store room.

### KITCHEN AREA

Open to the living room, providing a sociable entertaining space, with eye and base level units, glass worktop, one and a half bowl sink/drainers unit with swan neck mixer tap. Integral washing machine and dishwasher. Rangemaster five-ring cooker with induction hob and electric double oven below, matching extractor unit over. Integrated fridge and freezer. Glass and tiled splashbacks, wood-effect laminate flooring with under-floor heating. Recessed ceiling lights.

### BALCONY

Providing space for a table and chairs with a view of the marina and boats moored at the pontoon, the balcony overlooks Event Square and the National Maritime Museum with Pendennis Castle in the distance.

### STORE ROOM

Substantial and versatile store room, housing gas combination boiler with space for tumble dryer. Power and light.

### DINING ROOM/BEDROOM FOUR

A versatile room, currently used as a dining room, with potential to provide a fourth bedroom or good size study. Double glazed window overlooking the communal courtyard. Central pendant lighting, carpeted flooring with under-floor heating.

### CLOAKROOM/WC

Generous ground floor cloakroom/WC with concealed cistern WC, tiled flooring with under-floor heating. Recessed ceiling light, extractor fan. Wall mounted heated towel rail. Airing cupboard with shelving.

### FIRST FLOOR

### LANDING

Engineered oak flooring, radiator, wall mounted lighting. Loft hatch, recessed ceiling lights. Doors to all three bedrooms and family shower room.

### BEDROOM ONE

A delightful principal bedroom with dressing area, providing built-in wardrobes and an en-suite shower room. Triangular-shaped double glazed window with fitted blinds, providing an outlook over Event Square and National Maritime Museum and water views to the left-hand side, encompassing boats moored along the pontoon, with St Mawes, Pendennis Castle and the Falmouth Hotel in the distance.

### EN-SUITE SHOWER ROOM

Corner shower cubicle with glass sliding door, boiler-fed shower and tiled surround, concealed cistern WC, pedestal wash hand basin. Fully tiled walls and flooring, heated towel rail/radiator. Obscure double glazed window, central and recessed ceiling lights, extractor fan.

### BEDROOM TWO

A large second double bedroom, affording the same water views and outlook over Event Square, across to Pendennis Castle and the Falmouth Hotel. Central ceiling light, radiator.

### BEDROOM THREE

A third double bedroom with double glazed window overlooking the communal courtyard. Central ceiling light, radiator.

### FAMILY SHOWER ROOM

Large walk-in shower cubicle with glass shower screen and dual head shower, fully tiled surround, concealed cistern WC, 'floating' wash hand basin. Tiled flooring, heated towel rail/radiator, wall mounted mirror with built-in light over. Recessed ceiling lights, extractor fan.

### PARKING

The property benefits from one parking space (on licence) in the Grove Place extension car park.

### GENERAL INFORMATION

### SERVICES

Mains electricity, water, gas and drainage are connected to the property.

### COUNCIL TAX

Band E - Cornwall Council.

### TENURE

Leasehold - 999 year lease. Maintenance charge: £1,050 per quarter. Sea wall contribution £251 per quarter. Pets allowed with permission by the management company. Suitable for long and short term letting.

### VIEWING

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



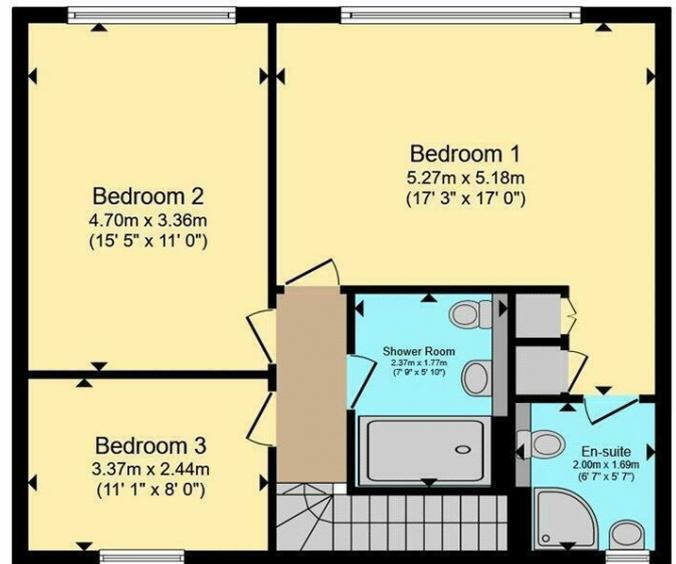




# Floor Plan



**Ground Floor**



**First Floor**

Total floor area 137.9 m<sup>2</sup> (1,485 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)