

Heather & Lay
The local property experts



8 Challenger Quay, Falmouth - TR11 3YL

Set in one of Falmouth's most exclusive harbour and marina side developments, this fantastically positioned apartment cannot fail to impress for its spectacular views and size, providing three double bedroom accommodation and a dual water aspect living room with wrap around South and West facing balcony. Set in a gated community with designated parking space, remarkably convenient moments from Events Square and Falmouth town centre.



FALMOUTH TOWN	A SHORT WALK
CASTLE BEACH	HALF A MILE
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

- Fantastic direct water views!
- Spacious marina & harbour fronting apartment
- Prime South & West facing corner position
- Three double bedrooms; two harbour facing & master room en suite
- 18' x 16' living room with dual aspect to water
- Large wrap around balcony
- Gated community with designated parking space
- A few moments level walk to Events Square & town



THE PROPERTY

Challenger Quay is one of Falmouth's most exclusive harbour and marina side developments. It was designed as the pinnacle of the Port Pendennis marina side development - a striking promontory jutting out into Falmouth harbour. Number 8 enjoys a prime and prominent harbour facing position at the head of Challenger Quay, set on the first floor South and West corner, where it overlooks two marinas, the harbour and the Maritime Museum. Incredibly, two of the three double bedrooms, as well as the dual aspect reception rooms, all face the water with commanding views. Cruise ship and superyachts often visit so that the constant maritime activity is very engaging. The apartment is remarkably spacious, where no room is tight and the entrance and hallways are generous. The master bedroom measures an impressive 17' x 13' with dual aspect and French doors to a Juliette balcony. The living room opens via wide French doors on to a superb 'wrap around' balcony with a wonderful front row seat to Port Pendennis and The Haven Marinas, over Falmouth Harbour to Flushing and Trefusis Point and along the waterfront to Greenbank Quay and Penryn River. Number 8 is well cared for, having been bought from new in 1998 and used sparingly as a second holiday home. However, it is mostly original and so would benefit from modernisation. It is an outstanding waterside apartment, of a size and position that is hard to beat. An exciting opportunity and wholeheartedly recommended!

THE LOCATION

Challenger Quay is an exclusive and much sought after waterside development completed in 1998 in an incredible position beside Falmouth harbour.

The development lies on a promontory, alongside Port Pendennis and The Haven marinas, the lifeboat slipway and County Wharf Quay, being the destination for the town's visiting cruise liners.

Number 8 is undoubtedly the 'best seat in the house', set on the water's edge, at the head of the development with direct and immediate outlook to three aspects and with water all around, providing a fascinating, ever changing and unbeatable marine view.

All the more remarkable is that residents of Challenger Quay enjoy access over the entrance to the marina, to Events Square, the Maritime Museum and Falmouth town beyond, all just a few minutes level walk away.

Falmouth is thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals ensuring an all-year round vibrant community.

Nearby on the Southern side are the sandy beaches of Castle and Tunnel or a short walk away is the ever-popular Gyllyngvase complete with its chic, bustling café and safe swimming waters. Along the seafront is an array of architecture and building, all added to over the years with careful consideration of the desirability of the area and now providing various places for dining and leisure activities. No wonder then, that Falmouth is consistently voted in the top ten favourite places to live in the UK.



ACCOMMODATION IN DETAIL
(ALL MEASUREMENTS ARE APPROXIMATE)

COMMUNAL ENTRANCE AND HALLWAY

Entryphone and door release into communal hallway with lift and staircase access to Apartment 8, which is located on the first floor.

ENTRANCE HALL

A remarkably spacious area with obscured double glazed window opening through to the inner hallway, electric night storage heater, spotlight ceiling, entry phone and door release. White panelled doors to three bedrooms and the bathroom and a bevel glazed multi pane door into ...

SITTING/DINING ROOM 5.54m x 4.93m (18' 2" x 16' 2")

A fantastic and immediate front facing dual aspect view, over the marina and harbour from double-glazed French doors onto a wrap around balcony and double glazed French doors to the side onto a Juliet balcony overlooking Port Pendennis inner marina. Electric night storage heater. Spotlight ceiling. Airing cupboard housing the hot water tank and immersion. Twin, bevel glazed doors into ...





KITCHEN 3.91m x 2.74m (12' 10" x 9' 0")

UPVC double glazed window with views through to Port Pendennis and the inner marina. Fitted kitchen units comprising base and eye level cupboards, roll top work surface with one and half bowl stainless steel sink and drainer, glazed cabinets. Spotlit shelving. Built-in fridge and freezer, double oven and grill, halogen hob, stainless steel extractor over. Spaces for a dishwasher and washing machine. Wall mounted electric heater. Partial wall tiling. Spotlit ceiling.

BEDROOM ONE 5.28m x 4.04m (17' 4" x 13' 3")

Spacious dual aspect master bedroom with spectacular direct views overlooking The Haven Marina with Super yachts as neighbours, across the harbour to Flushing and Trefusis, to the Maritime Museum and along the Falmouth waterfront towards Greenbank Hotel and Penryn. Electric wall mounted heater. Sliding panel door wardrobe with hanging rail and shelf. Spotlight ceiling.

EN-SUITE SHOWER ROOM 2.79m x 1.83m (9' 2" x 6' 0")

White three piece suite comprising WC, hand basin and oversized tiled shower cubicle, electric shower. Partial wall tiling. Heated towel rail. Extractor.

BEDROOM TWO 3.84m x 3.66m (12' 7" x 12' 0")

Double-glazed window to the water and wonderful views. Electric panel heater. Spotlit ceiling.

BEDROOM THREE 3.91m x 3.15m (12' 10" x 10' 4")

UPVC double-glazed window with views to Port Pendennis and the inner harbour and marina. Electric wall mounted heater. Sliding door wardrobe and cupboard space with hanging rail and shelf. Spotlit ceiling.

BATHROOM

10' reducing to 7' x 5'10" (3.04m to 2.13m x 1.77m) Window to the rear. A white three piece suite comprising WC, hand wash basin and panelled bath with shower over. Ceramic tiling to dado height. Shaver point and light. Heated towel rail.

BALCONY

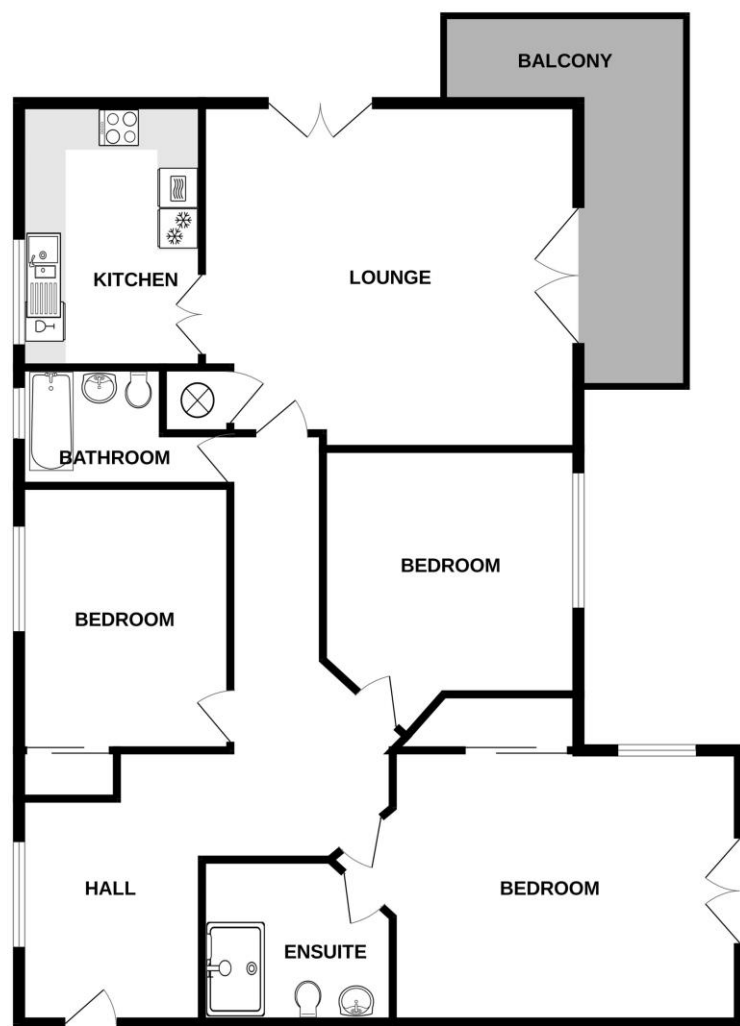
Accessed via the French doors from the living area; wrapping around the south and west side of the apartment. 21 x 5'2" and 11'6" x 5'2", partially covered with composite decking area and outside light. From here spectacular views looking into Port Pendennis and inner marina, over the Haven Marina and Super yachts to the harbour, Flushing and Falmouth waterfront to Greenbank and Penryn.

PARKING

Designated parking space, Number '8'.



GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 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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DIRECTIONS

Travelling from Truro approaching Falmouth on the main A39, at the Ponsharden (Sainsbury's) roundabout (just after the park and float), keep in the right hand lane onto Dracaena Avenue. Continue along Dracaena through the traffic lights and at the roundabout, take the 2nd exit straight into Western Terrace. Continue across at the next roundabout with the Merchants Manor Hotel on your right hand side. At the next roundabout, take the 1st exit onto Bar Rd. Travel under the bridge, turning first right then left. Continue passing the gate to Port Pendennis on the left and straight ahead, a little further on and just past the lifeboat station are the gates to Challenger Quay. This is where a representative of Heather & Lay will meet and take you through the gates and into the development.



TENURE

Leasehold 999 years from new in year 1998. The Freehold is vested with 'Challenger Quay Management Company Ltd'. This company was formed to manage and maintain the development with each of the 22 owners having an equal share of the Freehold and equal voting rights. Number 8's contribution towards maintaining and insuring the building is currently for the year 2024 £3,090.33 per annum. .

SERVICES

Mains electricity, gas, water & drainage.

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND – F

EPC RATING – C

AGENTS NOTE:

Holiday and assured shorthold tenancies (long lets) are allowed. Dogs are not permitted without prior approval from the Management Board of Directors.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.