



22 Admirals Quay, The Packet Quays

Guide Price £270,000



Heather & Lay
The local property experts



- Modern first floor apartment
- Exclusive harbourside development
- 2 Double bedrooms, main ensuite
- Views to harbour & shoreline
- 24' lounge/dining room
- 2018 refitted kitchen, shower room/WC & ensuite
- French doors to Juliette balcony
- Designated undercover parking space
- 2025 'Worcester' gas boiler fuelling radiator central heating
- Moments from waterside & a few minutes walk to town

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage

THE PROPERTY

Number 22 is located on the first floor of a detached block of three, just a few feet from the water's edge. The apartment lies beside a stairwell descending directly to a covered, designated parking space. Number 22 provides well-proportioned accommodation with two bedrooms, the main of which has an en-suite shower room. The 24' living opens via French doors out onto a Juliette balcony with views towards the harbour and Flushing village. Our clients bought the apartment from us in 2018 at which time they refitted the kitchen, the main shower room/WC and en suite shower room. a new 'Worcester' gas boiler was installed this year, providing radiator central heating and hot water. What a great home this is, providing competitively priced, comfortable and spacious living in such a convenient spot, a few feet from the water and just moments from town.

THE LOCATION

Admirals Quay is part of the acclaimed Packet Quays waterside development, located between The Royal Cornwall Yacht Club and Falmouth's High Street and shops. Its convenience and spectacular position make Packet Quays and Admirals Quay in particular, much in demand for those requiring a permanent or holiday residence. So much of what delights about Falmouth is on one's doorstep at Admirals Quay. The waterside is a few moments away as is the High Street with its shops and galleries, whilst The Boathouse, Star & Garter, or more up-market Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals' and Falmouth's Marina is fifteen minutes' walk away. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Events Square and the National Maritime Museum are close by and regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Panel and obscure glazed door to....

HALL

Of 'L' shape with two shelved cupboards. Radiator. Electric tripping switches. Panelled doors to two bedrooms, bathroom, kitchen and...

LOUNGE/DINING ROOM

A healthy 24' 3" x 14' 10" (7.39m x 4.52m) reducing to 11' 6" (3.51m) With UPVC double glazed sash style window looking into the Anchor Quay courtyard and above slate rooves to glimpses of water and Trefusis, Flushing. Wide French doors to a Juliette balcony and view to beach, water and Flushing, a few feet away. Two radiators. Wall mounted and pendant lights.







KITCHEN

11' 10" x 11' 6" (3.61m x 3.51m)

UPVC double glazed window to side. Refitted by CK Kitchens in 2018. Simple stylish flush fronted range of cream, soft closure base and eye level cupboards and drawers with work surface and matching splashback. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Easy access corner storage. Twin built-in 'Samsung' stainless steel chest height ovens, one a microwave, the other an oven and grill. 'Samsung' induction hob. Extraction hood. Space and plumbing for washing machine, space for fridge/freezer. Ceiling spotlights. Panel radiator and airer. 2025 'Worcester' gas boiler fuelling radiator central heating and hot water supply.

BEDROOM ONE

11' 10" x 11' 6" (3.61m x 3.51m)

Sash style UPVC double glazed window to side. Radiator. Door to...

EN SUITE SHOWER ROOM

7' 0" x 5' 6" (2.13m x 1.68m)

White refitted suite comprising button flush WC, wash hand basin with cupboard beneath and walk-in oversized, shower cubicle with boiler fed shower. Extractor. Spotlit ceiling. Obscure UPVC double glazed window. Chrome heated towel radiator.

BEDROOM TWO

12' 2" x 7' 10" (3.71m x 2.39m)

UPVC double glazed window to side. Radiator. Built-in wardrobe and cupboard space.

SHOWER ROOM

7' 3" x 5' 6" (2.21m x 1.68m)

Refitted room comprising button flush WC, wash hand basin with cupboard beneath and walk-in oversized shower cubicle. Chrome heated towel radiator. Spotlit ceiling. Extractor fan.





COMMUNAL GARDEN

Communal grounds. Admirals Quay has attractively landscaped communal areas, including a central courtyard, patios and well stocked shrub borders. In addition, neighbouring Winchester Gardens provide sitting out areas and steps to the top of the High Street.

ALLOCATED PARKING

Covered designated parking space.

RESIDENTS SLIPWAY

Located to the lower side of the development, for the use of the residents of Admirals Quay, ideal for the launch of a small craft.

AGENT'S NOTE

Long letting is permitted within Admirals Quay. Holiday lets are not allowed. Well behaved pets are allowed with the permission of the managing agent.

TENURE

Leasehold, 999 years from 1996. Share of the freehold. Each owner at Admirals Quay is a shareholder within Admirals Quay Management Ltd - a company set up to manage and administer the development. This company owns the freehold interest. Charges :

£1882.59 Annual Service Charge per annum as of Sept 2025.

Reserves fund: £250.00 per annum.

Ground Rent: £45.00 per annum.

Stairwell lighting and cleaning: £61.61.

Total: £2239.20 per annum. This includes building insurance, upkeep of the building and its communal parts and grounds.





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.
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