



12 Penvale Court, Falmouth

Guide price £230,000 Leasehold



Heather & Lay
The local property experts



- Duplex Apartment Over Two Floors & Set Back From Main Roads
- Two Double Bedrooms
- Spacious Living Area & Kitchen
- Private Allocated Parking Space
- Communal Patio Area
- Short Walk To Town & Amenities
- Well Presented Throughout
- Double Glazing & Gas Central Heating
- Share Of Freehold With 999 Year Lease
- PLEASE WATCH OUR PROPERTY VIDEO TOUR

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

SERVICES: Mains water, electricity, gas & drainage. Gas combination boiler located in the kitchen fuelling the hot water and radiators. Double glazed windows and external front door.

THE LOCATION

Situated within easy reach of Falmouth Town Centre, the apartment benefits from a vibrant local atmosphere with a unique blend of independent shops, national retailers, art galleries, and a wide variety of cafés, bars, and restaurants. The nearby Falmouth Town and Penmere Halt train stations offer direct connections to Truro and London Paddington. Events Square, home to the National Maritime Museum, adds to the town's dynamic character with its selection of eateries, shops, and year-round events including the Sea Shanty Festival, Falmouth Classics, the Oyster Festival, and Falmouth Week. The area also provides access to the Southwest Coast Path, offering breathtaking walks toward the Helford River and through areas of outstanding natural beauty.



THE PROPERTY

Located within a small, well-maintained residential development, this beautifully presented duplex apartment offers spacious and light-filled accommodation arranged over two floors. The property features a generous sitting/dining room, a well-equipped kitchen, two double bedrooms, and a modern bathroom, all finished to a high standard and ready to move straight into. Ideally situated just a short stroll from Falmouth town centre, this home provides convenient access to the vibrant local shops, cafes, beaches, and transport links, making it perfect for everyday living. Additional benefits include an allocated parking space at the front and a communal terrace area to the rear, ideal for relaxing, drying the laundry or entertaining outdoors.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) From the parking bay steps lead up to the front door of number 12 with an obscure UPVC double glazed front door leading into.....

ENTRANCE HALLWAY

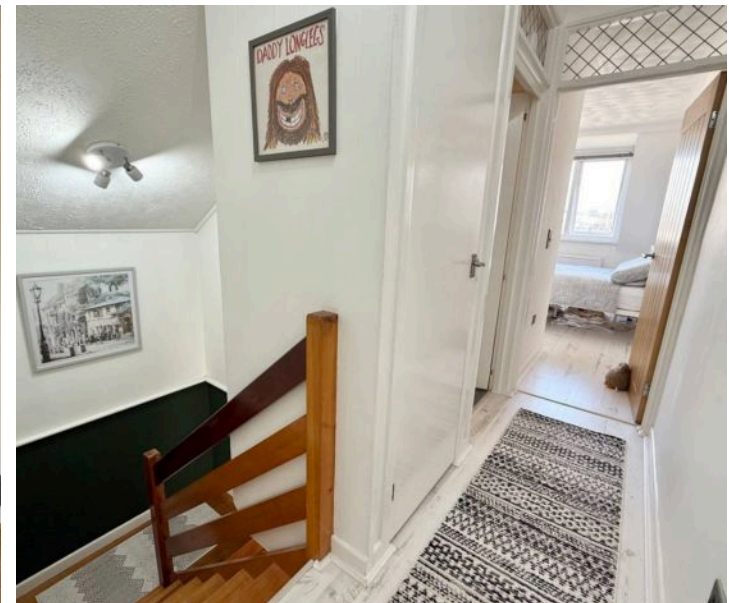
White wooden doors provide access to the sitting/dining room and kitchen. Turning staircase rising to the first floor and an understairs cupboard. Electric fuse box.

LIVING/DINING AREA

A large UPVC double glazed window to the front with a pleasant outlook onto The Moor, Town and surrounding trees. Wood effect flooring. Good space for seating and dining. Radiator.

KITCHEN

Fitted grey painted wall and base units with plenty of worktop surfaces and a tiled splashback. Plenty of natural light coming through two UPVC double glazed windows to the rear. Space and plumbing for washing machine, fridge freezer and a gas oven. Stainless steel sink, tiled effect flooring and in the corner a gas combination boiler fuelling the hot water and radiators. Radiator.





FIRST FLOOR - Turning staircase rising to the first floor with solid oak doors accessing both double bedrooms, twin doors leading through to the bathroom and a further door to a useful storage cupboard.

BEDROOM ONE - Large UPVC double glazed window to the front offering a pleasant outlook over The Moor, Berkeley Path and Wellington Gardens. Continuation of the wood effect flooring, built-in wardrobe and a radiator.

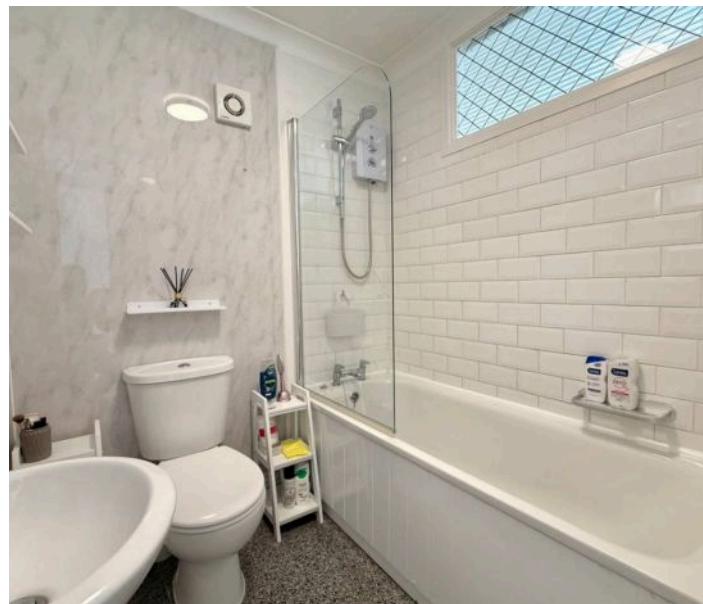
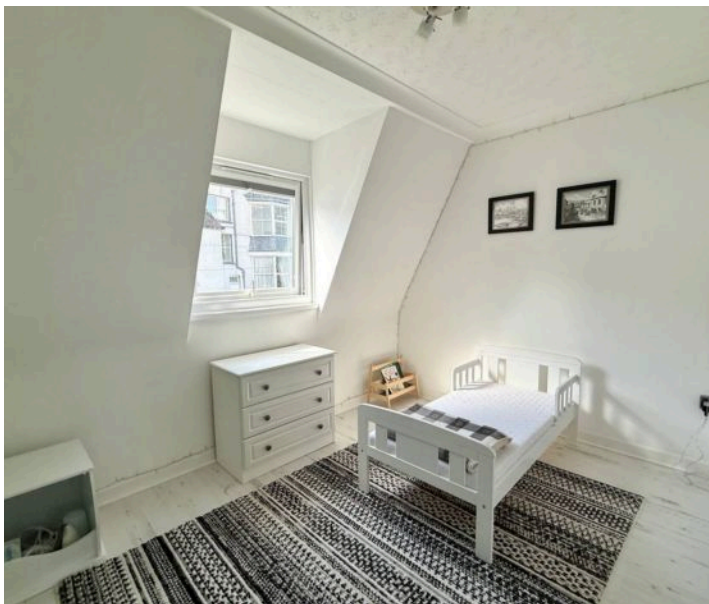
BEDROOM TWO - UPVC double glazed window to rear. Well presented and bright with built-in wardrobes, wood effect flooring and a radiator.

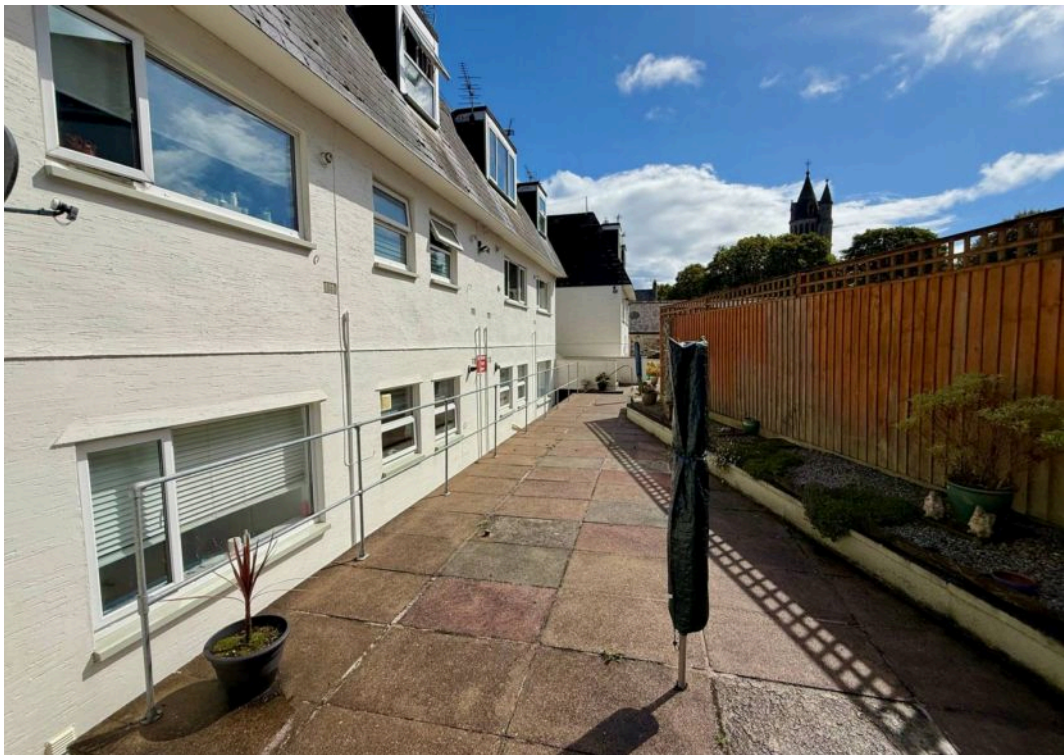
BATHROOM - Internal opaque UPVC double glazed window between the bathroom and main bedroom providing natural light. Three-piece white suite comprising a panelled bath with glass screen, tiling surround and an electric shower over, WC and a pedestal wash basin with mixer tap. Panelling surround, extractor fan and wall mounted heater.

COMMUNAL GARDEN - Communal space to the front and rear with communal use washing lines.

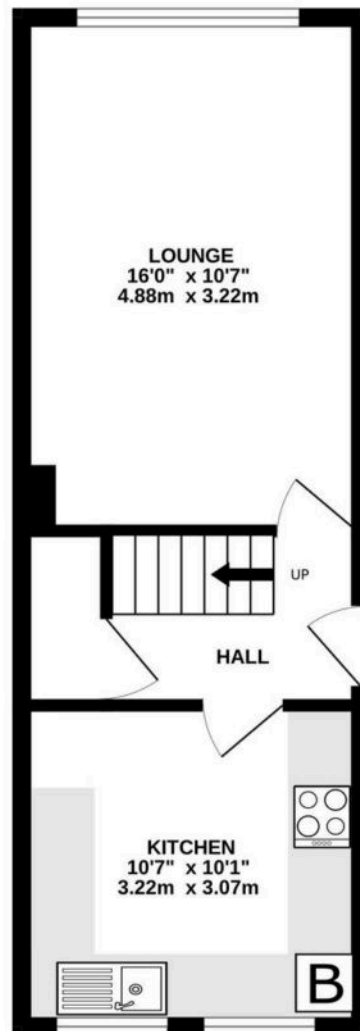
ALLOCATED PARKING - Single allocated parking space to the front close by to the apartment.

TENURE Leasehold - 999 year lease from 1978 with a share of freehold. Service charge is £1,575.53 for 2025, paid either annually or monthly. The current owner has paid the service charge for the remainder of this year. No ground rent. The development is for owner/occupier residency only, meaning it is not suitable for any type of rentals. We understand that well behaved pets under permission of the management company are allowed.

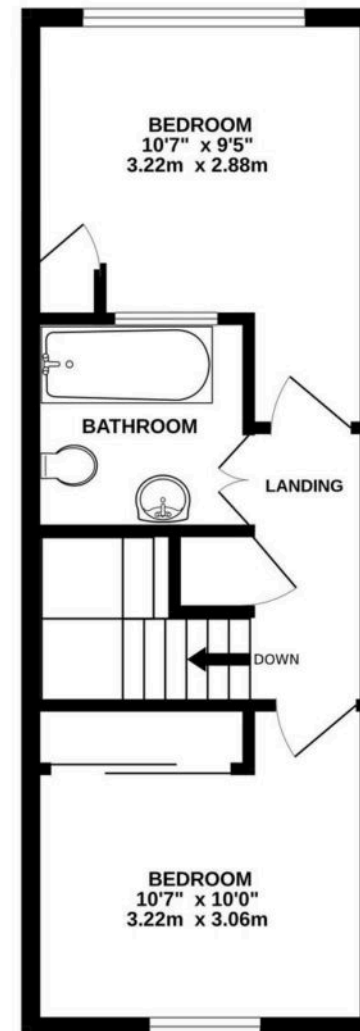




GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 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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