



13 Penvale Court, Falmouth

Guide price £230,000 Leasehold

Spacious two bedroom duplex apartment near Falmouth centre with spacious living area & kitchen and with the added benefit of allocated parking.

Heather & Lay
The local property experts

Residential Sales 01326 319767
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN
www.heather-lay.co.uk





THE PROPERTY

Located within close proximity to the heart of Falmouth and everything it has to offer, 13 Penvale Court is a spacious two bedroom duplex apartment within the ever popular development.

Number 13 is accessed via a communal staircase shared with one other apartment. Entering into the hallway, there are handy storage solutions, always useful in an apartment, and provides access to the kitchen and living room. The kitchen is modern with extensive counter space including a breakfast bar and built in appliances. Across the hallway, the living room is a generous size with greenery views making you forget just how close to the heart of Falmouth you are!

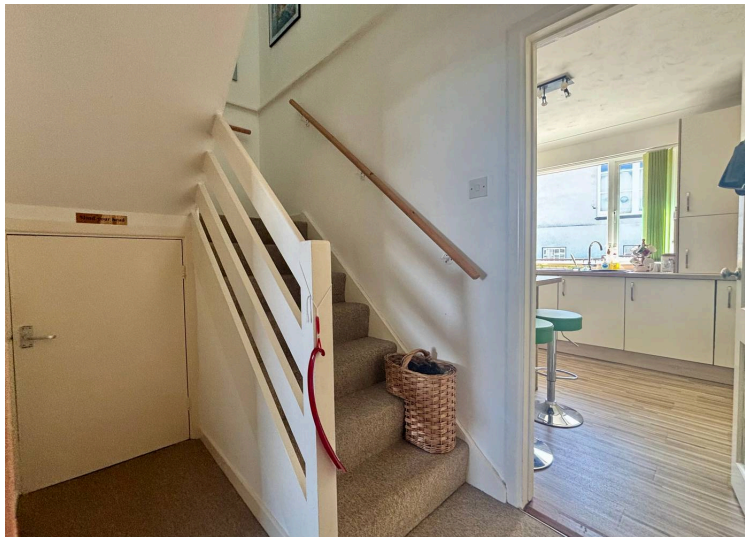
Up the stairs and you come to two double bedrooms, both with plenty of built in storage and large windows bringing in plenty of light. From the main bedroom there are river glimpses reminding you exactly how close to the sea you are. On this floor there is also a well presented bathroom, with plumbed shower.

Other benefits include a communal, south facing outdoor terrace and allocated parking.

- Duplex Apartment Over Two Floors & Set Back From Main Roads
- Two Double Bedrooms
- Spacious Living Area & Kitchen
- Estuary Glimpses
- 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

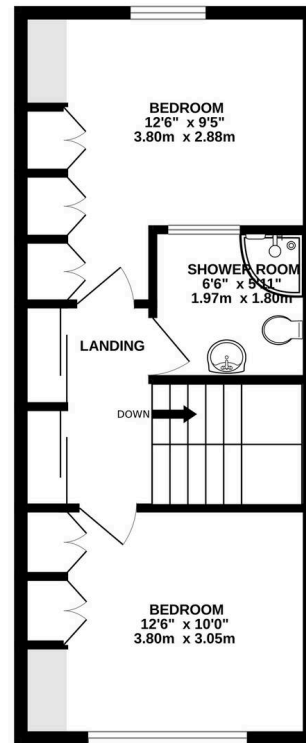
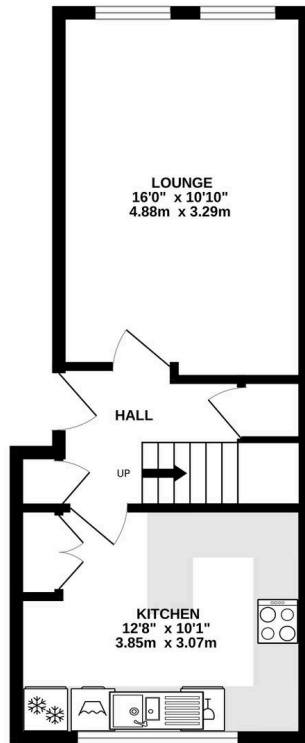
THE LOCATION

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.



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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 11/2025

Council Tax band: B

Tenure: LEASEHOLD

999 year lease from 1978 with a share of freehold. Service charge is £1598.97 for 2026 (1st Jan - 31st December) 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, no rental or subletting or holiday letting permitted. We understand that well behaved pets under permission of the management company are allowed.

EPC - C

SERVICES: Mains electricity, gas, water & drainage

