

## Apt 8, Quayside, 6 Grove Place

£185,000 Leasehold

A rare opportunity to acquire a beautifully refurbished top floor apartment with breathtaking harbour, marina and coastal views, set within an elegant Grade II listed Regency townhouse just moments from Falmouth's vibrant harbourside and Events Square. Offering stylish open-plan living, a modern kitchen and shower room, and stunning ever-changing waterfront outlooks, this superb one-bedroom apartment is ideal as a permanent home, coastal retreat or investment purchase, offered with no onward chain.

**Heather & Lay**  
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## THE PROPERTY

Number 8 Grove Place is a beautifully presented top floor apartment set within an elegant Grade II listed double-fronted Regency townhouse, expertly converted into apartments during 2005/2006. We were delighted to handle the original sales at the time and remember how exceptionally well received the development was, with apartments selling quickly thanks to their character, location and outstanding views.

The current owner has thoroughly enjoyed nearly ten years here, particularly the apartment's elevated position, ever-changing river views and incredibly convenient setting just moments from Falmouth's vibrant harbourside and town centre. Now offered for sale with no onward chain, the apartment has been freshly renovated and redecorated throughout, providing a ready-to-move-into home ideal as a main residence, investment or lock-up-and-leave coastal retreat.

Accessed via the impressive original entrance to Number 6, broad granite steps rise to a striking columned portico and grand communal entrance hall. A wide, gently winding staircase leads to the top floor, serving just two apartments, creating a peaceful and private atmosphere.

Inside, the apartment feels wonderfully bright and welcoming, with large multi-paned sash windows to both front and rear elevations allowing natural light to flood through the accommodation. The living room is a particular highlight, enjoying captivating panoramic views across the harbour, slipway and Haven Marina, extending towards Falmouth Docks, the Carrick Roads and the Roseland Peninsula, a constantly changing outlook filled with sailing activity throughout the year. The recently re-fitted kitchen is finished in a stylish matt white

- Elegant Grade II listed Regency townhouse conversion
- Top floor apartment with stunning harbour and coastal views
- Panoramic outlook across Haven Marina, Carrick Roads and the Roseland Peninsula
- Beautifully refurbished and redecorated throughout
- Bright open-plan living space with large sash windows
- Stylish recently fitted kitchen and modern shower room
- Spacious double bedroom and quality new flooring throughout
- Moments from Events Square, the harbourside and town centre amenities
- Ideal permanent home, holiday retreat or investment opportunity with no onward chain



#### TENURE

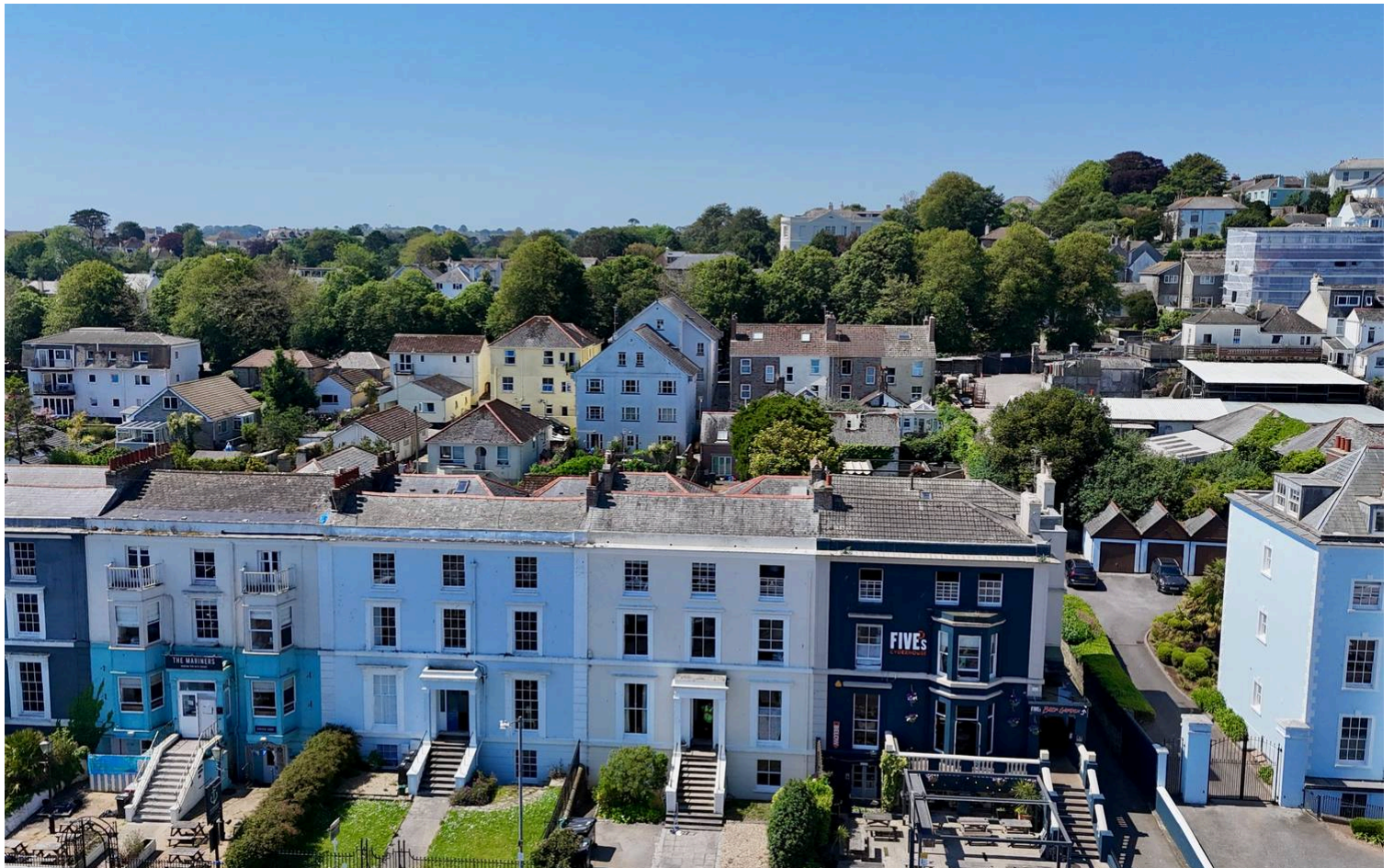
999 years from 25th October 2005. The maintenance & service charge is currently £353.39 paid quarterly (£1,413.56 annually). Management Buildings Insurance for the apartment £1003.51 per annum for the year 2024. Share of Freehold. Management Company: Belmont Property Management.

#### AGENTS NOTE

There's a restriction that the property is not for holiday letting. Assured shorthold tenancies (ASTs) are allowed. The apartment shares common parts including the front garden, entrance hall, stairway and landings. There is a restriction regarding pets: allowed by permission of the landlord, which must not be reasonably withheld.

#### SERVICES & GLAZING

Single glazed multipaned wooden sash windows, the rear window in the bedroom requires restoration or replacing. Mains electricity, water, and drainage. Recently installed and modern electric night storage heaters and a modern electric heat pump for the hot water located under the kitchen sink.



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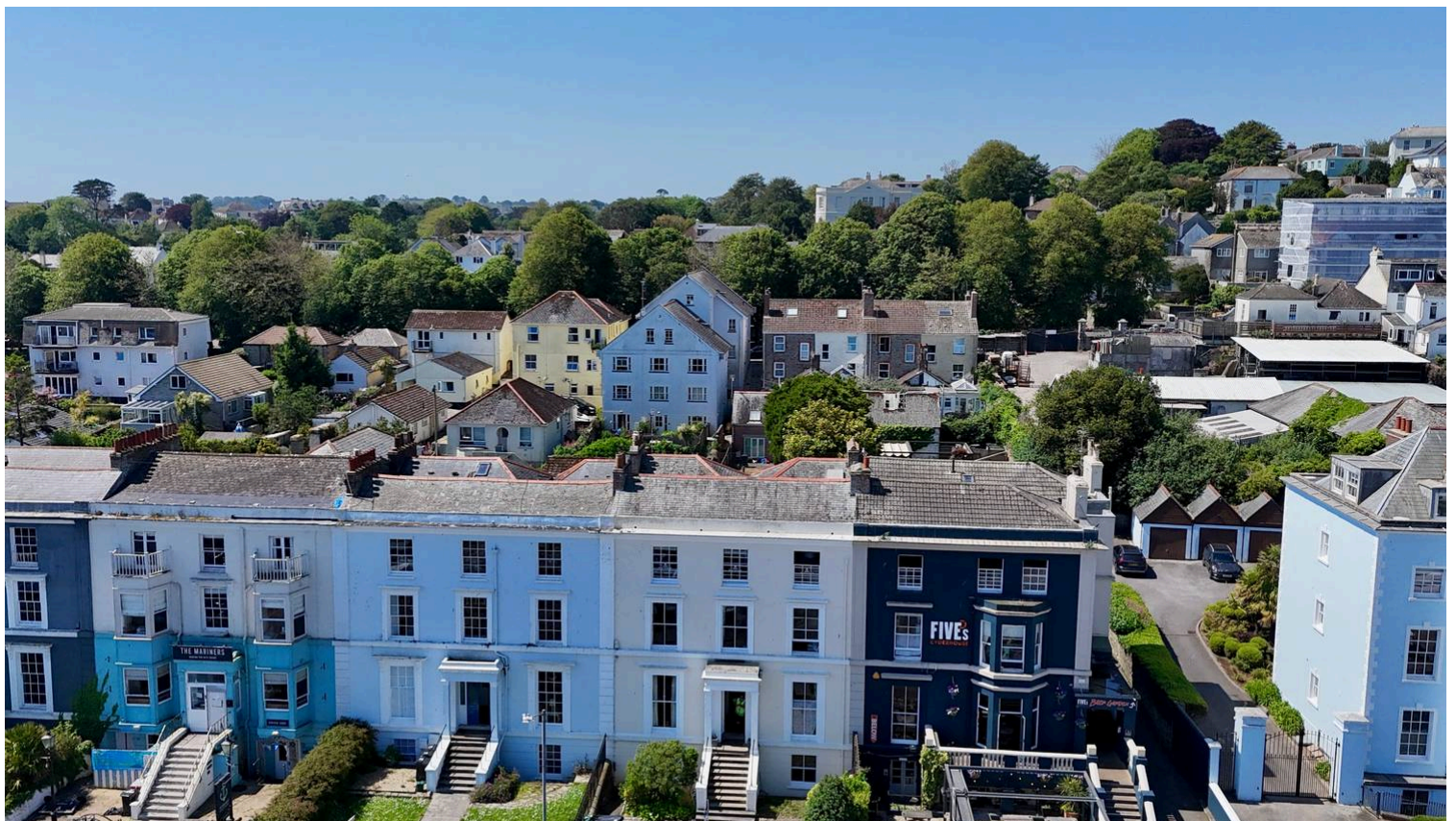
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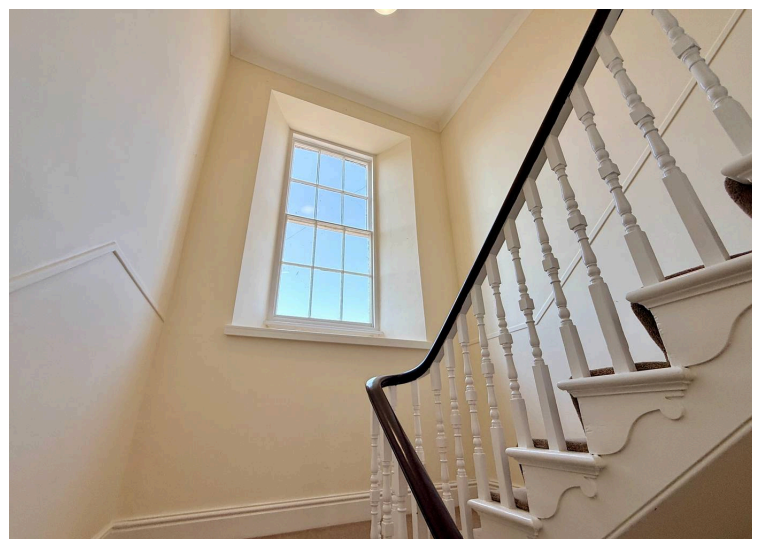
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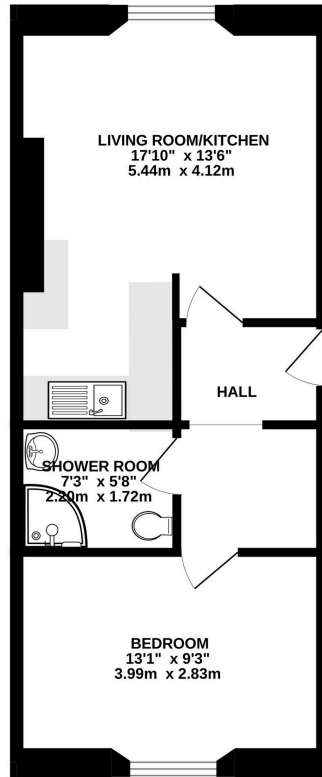
## ON STREET

### 1 Parking Space

Residential parking is available on Grove Place or alternatively to the rear at Arwenack Avenue, where a convenient pedestrian right of way provides easy access to the rear of Number 6 Grove Place building.



GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA - 436 sq.ft. (40.5 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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