

Anchor Quay

Penryn

TR10 8GY

Guide Price £210,000

- ONE BEDROOM APARTMENT
- STUNNING VIEWS OVER THE MARINA
- ALLOCATED PARKING AVAILABLE
- MOVE-IN READY
- IDEAL INVESTMENT
- PERFECT FIRST HOME
- DOUBLE BEDROOM
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - B

Floor Area - 538.19 sq ft



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present to the market this immaculate one-bedroom apartment, occupying an enviable position within easy walking distance of local amenities, picturesque beaches, and excellent transport links. Beautifully maintained throughout, this exceptional home offers a perfect blend of coastal living, contemporary comfort, and countryside charm.

Offered for sale with vacant possession and no onward chain, the property represents a superb opportunity for first-time buyers or those seeking a high-quality investment in a sought-after location.

The accommodation is approached via a bright and welcoming entrance hallway, with doors leading to all principal rooms. The heart of the apartment is the impressive open plan living, dining, and kitchen area, thoughtfully designed and meticulously cared for. The kitchen enjoys a charming rustic aesthetic, evoking a countryside feel, while remaining fully functional with a comprehensive range of integrated appliances and ample storage. The living space is perfectly suited for both relaxing and entertaining, further enhanced by double doors opening onto a private balcony.

The balcony provides uninterrupted views over the marina, ideal for enjoying morning coffee, evening sunsets, or simply watching the world go by.

The generous double bedroom offers excellent proportions, comfortably accommodating a double bed along with wardrobes and additional furniture. Completing the accommodation is a well-appointed bathroom, featuring a Velux window that allows natural light to flood the room, creating a bright and airy atmosphere.

Externally, the property benefits from off-road parking for one vehicle, with an abundance of additional on-street parking available nearby for visitors. A recycling area and a secure bike rack are also conveniently located among the garages, adding to the practical appeal of this home.

The apartment is held on a 999-year lease which commenced in 2004 and is subject to an annual service charge. Further practical benefits include mains water, electricity, and drainage, and the property falls within Council Tax Band B.

Viewings are highly recommended to fully appreciate all that this property has to offer.

LOCATION

Penryn is a historic, character-filled Cornish town that blends its deep heritage with contemporary living. Famous for its narrow lanes, distinctive architecture, and friendly atmosphere, it offers a lifestyle rich in culture and convenience. As one of Cornwall's oldest settlements, its maritime past can still be seen throughout the waterfront and traditional buildings.

Today, Penryn has grown into a lively centre with an expanding creative community, independent boutiques, inviting cafés, and artisan dining spots, making it an attractive place for both long-time residents and newcomers. The town also hosts parts of the University of Exeter's Cornwall campus and Falmouth University, bringing a vibrant student presence and youthful energy. With strong public transport connections including a train station offering direct routes to Truro and its close proximity to the bustling coastal town of Falmouth, Penryn provides an ideal mix of relaxed living with easy access to both urban conveniences and seaside attractions.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Skimmed ceiling with coving and a smoke alarm. Access to a partially boarded loft space. Built-in storage cupboard housing the consumer unit. Videx telecom entry system. Multiple power outlets. Skirting boards. Oak-fitted flooring.

OPEN PLAN LIVING AREA

Skimmed ceiling with a smoke alarm. Velux window and three double-glazed windows to the rear aspect. A range of base fitted soft-close storage cupboards and drawers providing an abundance of worktop space. Integrated electric oven with four-ring hob and extractor hood. Rangemaster wash basin with mixer tap and detachable hose, complemented by splash-back tiling. Integrated dishwasher and space for a fridge-freezer. Multiple power outlets, two electric panel heaters, BT Openreach socket, television point, and telephone point. Skirting boards and oak-fitted flooring throughout. Doors leading out onto the balcony, offering stunning views over the marina.

BEDROOM

Skimmed ceiling. Double-glazed window to the side aspect. Electric panel heater. Television point and multiple power outlets. Skirting boards. Oak-fitted flooring.

BATHROOM

Skimmed ceiling. Double-glazed window to the side aspect. Electric panel heater. Television point and multiple power outlets. Skirting boards. Oak-fitted flooring.

EXTERNALLY

PARKING

Externally, the property benefits from off-road parking for one vehicle, with an abundance of additional on-street parking available nearby for visitors.

TENURE

The apartment is held on a 999-year lease which commenced in 2004 and is subject to an annual service charge of £1,650.

SERVICES

Further practical benefits include mains water, electricity and drainage, and the property falls within Council Tax Band B.



MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 977 years remaining (999 years from 2004)

Service charge: £1650 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: Allocated, On Street, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access and Lift access

Coal mining area: No

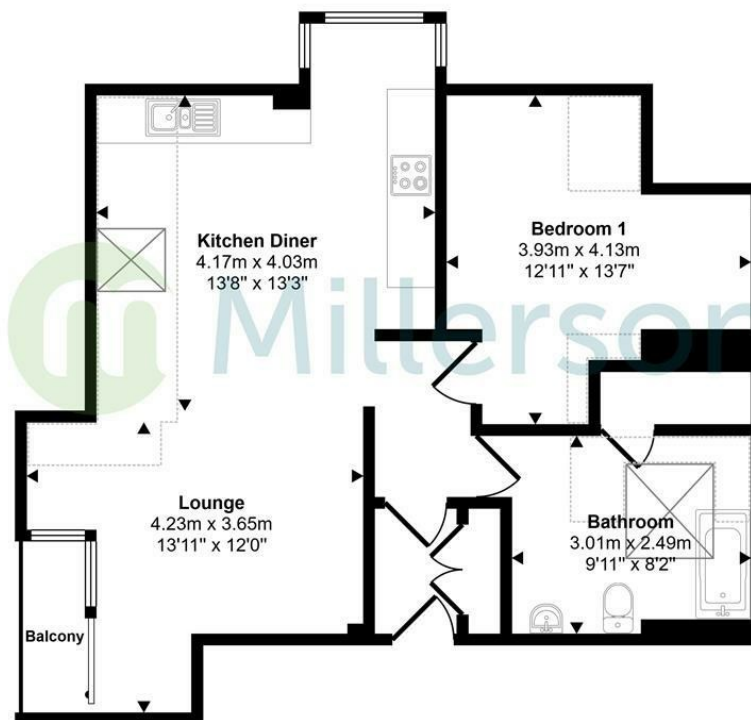
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



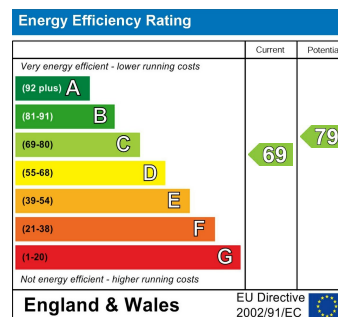
Approx Gross Internal Area
58 sq m / 625 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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