



# Garden Apartment, Puffin House

Falmouth

# 1 Puffin House, 20 North Parade, Falmouth, TR11 2TD

Completed in 2019, an immaculately presented garden apartment providing high quality and low maintenance accommodation across the entire width of this new development of five apartments, with a large private garden, river views and direct water access via a shared slipway.

## Distances

Falmouth Marina (North Parade) – 350 yards; town centre 'Old High Street' – 0.75; Gyllyngvase beach – 2; National Maritime Museum (Events Square) – 2; Maenporth Beach & restaurant – 3.5; Mylor Yacht Harbour – 4; Truro – 10; Cornwall Airport (Newquay) – 28.5

(All distances are approximate and in miles)

## The location

Situated on North Parade, a short level walk from Falmouth Marina, (or a few meters by water from the slipway!) in one direction and 650 yards from the highly regarded Greenbank Hotel and neighbouring Royal Cornwall Yacht Club in the other, just beyond which is Falmouth's 'Old High Street', the gateway into the town's eclectic and vibrant town centre. Falmouth provides a great selection of restaurants, bars, cafes, shops and leisure amenities.

Regularly voted as one of the best places to live in the UK, Falmouth is renowned for its town, beaches, sub-tropical gardens, sailing and access to the south west coast path.

Sailing and water sports facilities are exceptional and easily accessible. A shared slipway in front of the apartment provides direct and easy access to the water, and the Falmouth Marina and Royal Cornwall Yacht Club are moments away. Moorings are available within the river and harbour, with the sheltered waters of the harbour leading onto the Carrick Roads, tree-lined creeks of the River Fal and Falmouth Bay which, combined, arguably provide some of the best day-sailing waters in the country.





### **The property and garden**

- Full width garden apartment
- Water access via shared slipway
- Master bedroom with en suite shower room
- Second bedroom
- Separate shower room
- Open plan living accommodation
- Contemporary kitchen with full range of fitted appliances
- Garden access from all rooms
- Private store
- Car port
- Covered terrace and attractive garden with water and countryside views

### **Tenure, services and general information**

Leasehold. 999 years. Approximately £100 per month maintenance charge. Mains gas, water and drainage. Gas central heating.

### **Shore recommendations**

- Launch a kayak and paddle to The Working Boat and enjoy a meal and pint overlooking the constant boating activity within Falmouth's harbor
- Head to Gylngvase beach and enjoy a sundowner overlooking the bay
- Explore King Henry VIII's castle and garrison on Pendennis Point
- Walk the South West Coast Path to Swanpool, Maenporth and The Helford beyond
- Unrivalled sailing facilities on your doorstep
- Enjoy the numerous festivals including Fal River, Sea Shanty, Oyster and Falmouth Week
- Learn to sail from RYA level 1 to advanced seamanship courses in the sheltered waters of The Carrick Roads.

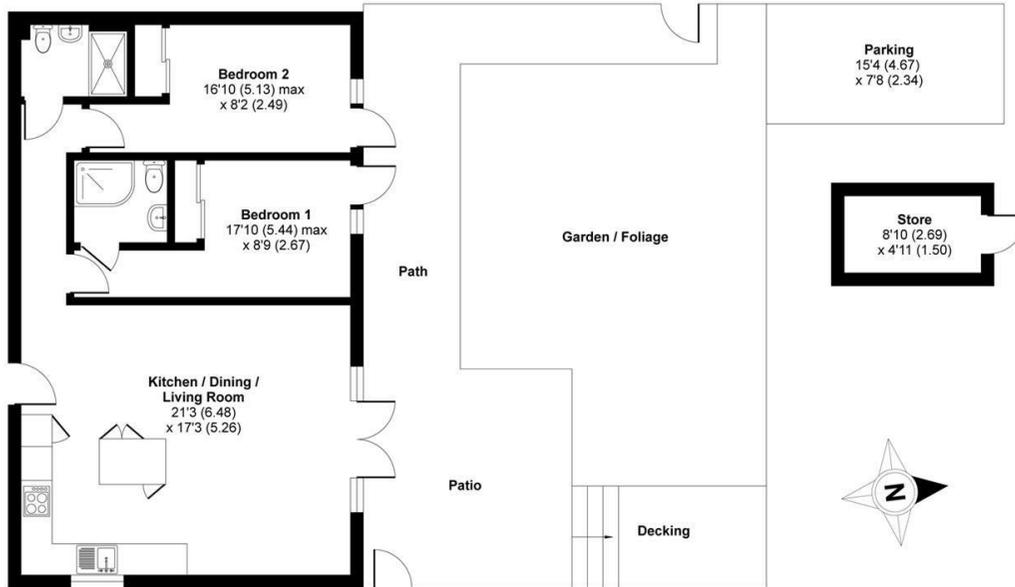
### **Fixtures and fittings**

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



# Flat 1, Puffin House, 20 North Parade, Falmouth, TR11

Approximate Area = 747 sq ft / 69.3 sq m  
 Store = 43 sq ft / 3.9 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Shore Partnership Limited. REF: 588370

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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