



# The Slipway

North Parade, Falmouth





# Moonraker

5 The Slipway, 18 North Parade, Falmouth, TR11 2TD

Forming part of a high-quality, Art Deco-influenced and luxuriously appointed development of riverside homes, this exceptional first floor apartment enjoys panoramic river and countryside views from its full width balcony and spacious living room. With access to the water via a slipway, an allocated garage and close proximity to Falmouth's historic Greenbank, The Slipway is one of the town's most highly-regarded modern developments.









## The location

Situated on North Parade, a short level walk from Falmouth Marina, (or a few metres by water from the slipway) in one direction and 700 yards from the highly regarded Greenbank Hotel and Royal Cornwall Yacht Club in the other, The Slipway is positioned in an enviable location along the riverside approach to the historic quarter of Falmouth around Stratton Terrace, Dunstanville Terrace and High Street.

Sailing and water sports facilities are exceptional and easily accessible. A shared slipway with adjacent jetty in front of the development provides direct and easy access to the water, and the Falmouth Marina and Royal Cornwall Yacht Club are just moments away.

Moorings are available within the river and harbour, with the sheltered waters of the harbour leading out to the Carrick Roads, tree-lined creeks of the River Fal and Falmouth Bay, which combine to create arguably the best day-sailing waters in Cornwall and indeed the country.

## The apartment, outside space & garage

- Spacious, welcoming and secure communal entrance hall
- First floor position with elevator access
- Open plan living accommodation with sensational river views
- Private and covered full width balcony with composite decking providing plenty of sitting out space while enjoying the panoramic views
- Contemporary and high quality kitchen with full range of fitted NEFF appliances (dishwasher, microwave, fridge, freezer, washer/dryer, cooker, induction hob, extractor)
- Beautifully appointed master bedroom with a balcony (Moonraker is the only apartment to have a second balcony, with the profile allowing for all day direct sun), a fitted wardrobe and en suite shower room
- Guest bedroom with fitted wardrobe
- Family bathroom
- Hallway cupboards
- Garage with electric door, power and light
- Water access via shared slipway







## Tenure, services and general information

Leasehold. Annual charge: £2,300 (including contribution to building insurance and management company (Bluewaters Residential) charges).

Mains water, drainage and electricity. Gas fired central heating (underfloor). Broadband: standard broadband is available in the postcode. Council Tax: Band F.

## Distances

Falmouth Marina (North Parade) – 350 yards;  
The Greenbank Hotel – 700 yards;  
town centre – 1; 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)

## What3Words:

///brief.logic.stump

## Directions

Travelling towards Falmouth, at the Ponsharden roundabout, take the first exit towards Falmouth Marina and continue along North Parade. The Slipway (number 18) is located after a short distance on the left hand (river) side.

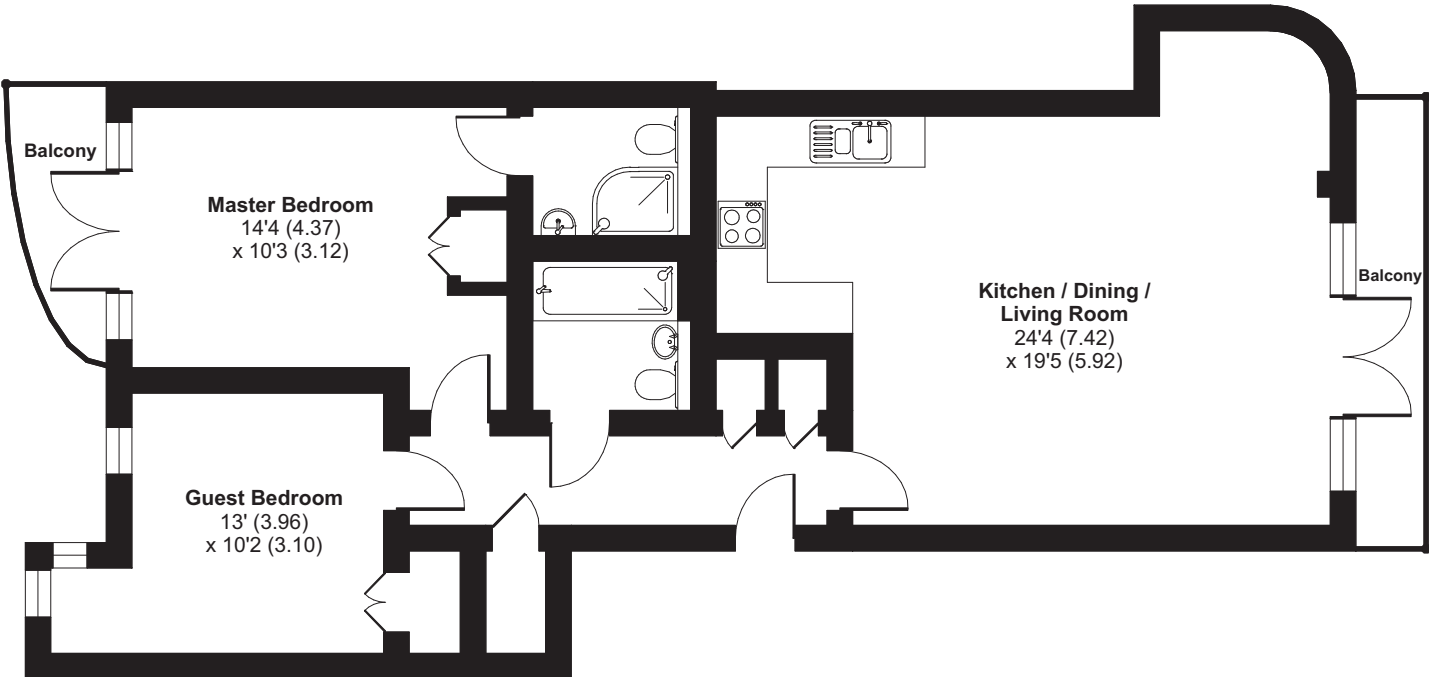






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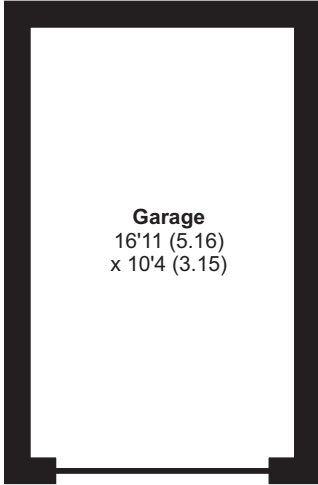
Main House = 869 sq ft / 80.7 sq m  
Total = 1042 sq ft / 96.8 sq m (includes garage)  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Shore Partnership Limited. REF: 1167986



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FIXTURES & 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.

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