

FOR SALE



Tregenna Court, Port Pendennis  
Guide Price £345,000

MARTIN & CO

# Tregenna Court

Guide Price £345,000

- GROUND FLOOR APARTMENT
- GATED MARINA DEVELOPMENT
- LARGE GARAGE
- LOVELY COMMUNAL GARDENS
- TUCKED AWAY POSITION

A well presented, neutrally decorated, spacious, two bedroom ground floor apartment with a large garage, benefitting from a tucked-away position, in a luxury gated marina development in the heart of Falmouth.

A well presented, neutrally decorated, two-bedroom, ground floor apartment, benefitting from a tucked-away position, in a luxury gated marina development in the heart of Falmouth, adjacent to Events Square. The property has spacious accommodation as well as a large garage, ideal for storing a rib or dinghy. It is surrounded by lovely communal gardens and has a pleasant green outlook.

*Please note the property is tenanted on an AST managed by Martin & Co until 21<sup>st</sup> August 2026. The tenants pay £1300 pcm.*



Number 31 Tregenna Court is set back from the road which runs through the development, by lovely communal gardens. Clipped lawns and established shrubberies adjacent, provide a calm, green outlook as well as giving a degree of privacy to this ground floor apartment.

Entering the communal hallway from the front of the building, the apartment is on the right had side. Inside the apartment there is a hallway leading to all rooms, with a coat cupboard and a large storage cupboard which also houses the electric boiler. There are two double bedrooms, the principal bedroom having built-in wardrobes, and there is a modern bathroom, in good condition, with shower over bath and part tiled. The lounge is spacious and bright, with a large picture window having a pleasant outlook over the gardens. There is a spacious kitchen-diner, also in good condition, with fitted floor and wall units, an integrated fridge-freezer, eye-level double oven and induction hob. There is also space for a washing machine and a dining table to seat at least four. To the rear there are French doors opening out onto a paved patio area and gardens. Although the gardens are communal, the flat has a relatively private position, tucked away in one corner of the development, which is particularly pleasant.

**Year Built : 1997**

**Leasehold + Share of Freehold**

**Lease Term : 1000 year lease starting 8th August 1988**

**Ground Rent : one 8oz Pasty and additional fees**

**Managing Agents : Vickery Holman located in Truro.**

**The Freehold** is vested within Port Pendennis Management Company Limited of which each leaseholder has a share.

**Service Charge :** The annual service charge for 2025/26 is set at a reasonable £2465.64, payable in 4 instalments of £614.16, which covers block insurance and all external maintenance costs including re-decorations.



Long-term letting on an AST is permitted.

Holiday letting along with keeping pets requires consent from the management company.

EPC – D

Council Tax Band D

Double Glazing

Garage

Mains Electric, Water and Drainage

Guest Car-parking

EV Charging

Communal Gardens & Tennis Courts for Residents

Small Boat Storage

Marina Facilities (Individually Priced) :

[www.portpendennis.co.uk](http://www.portpendennis.co.uk)

**Broadband** : Ultrafast Broadband Available

**Mobile Phone Coverage** : O2 / EE / Three / Vodafone -

Please contact individual providers for further information

Source: [www.ofcom.org.uk](http://www.ofcom.org.uk)

## LOCATION

Port Pendennis is an inspired, luxury, gated village, built during the late 1980s and early 1990s. Occupying an enviable position on Falmouth's waterfront, the scheme is the only one of its type in Cornwall, with tidal gates accessing the outer pontoons to the outstanding sailing waters of Falmouth harbour and the Carrick Roads.

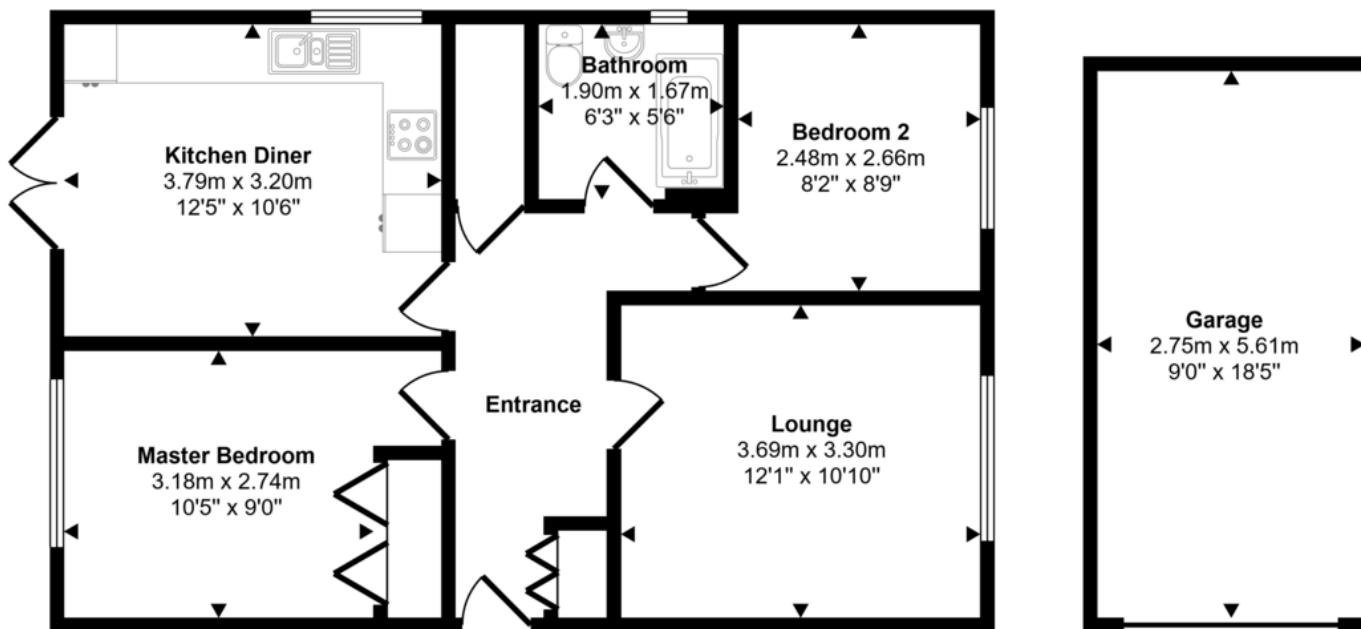
The village comprises a variety of homes, ranging from apartments to cottages and four storey town-houses. Attention to detail and diversity of external finish and rooflines provides visual interest whilst communal gardens are thoughtfully landscaped and extensively planted, providing a very pleasant green backdrop.

Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, it is a vibrant hub for sporting and cultural pursuits. With numerous yacht and sailing clubs as well as stunning coastlines, there are some of the finest day sailing waters in the UK around Falmouth bay.

**NO ONWARD CHAIN**



Approx Gross Internal Area  
73 sq m / 781 sq ft



### Floorplan

Approx 57 sq m / 615 sq ft

### Garage

Approx 15 sq m / 166 sq ft

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.

## Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

01326 697696  
<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

