

**FOR SALE**



**The Pier Apartments, Falmouth**  
**Guide Price £172,000**

  
**MARTIN & CO**

## Prince Of Wales Pier, Falmouth

Guide Price £172,000

- HARBOURSIDE POSITION
- TOWN CENTRE
- LIFT ASSISTED
- IDEAL FOR FIRST TIME BUYERS
- HOLIDAY LETTING POTENTIAL

**A fantastic opportunity to purchase a modern, top-floor, one bedroom apartment in an incredible location, right on Falmouth's harbourside at Prince of Wales Pier!**

The Pier Apartments is a select development, accessed directly from Prince of Wales Pier, just yards from the water's edge and at the heart of Falmouth's town centre. Developed in 2013, formerly the historic Kings Hotel, and is ideal for a broad range of buyers – whether you are a first-time buyer or looking for a holiday home, this property could be for you!

The accommodation comprises: entrance hall with stairs leading up to landing, with doors to the double bedroom, shower room and open plan living room with fitted corner kitchen..



If you're looking to experience the buzz of a vibrant and historic seaside town, then this location is ideal! A host of amenities can be found within just a few short steps, including passenger ferries to St Mawes and Flushing. Shops, cafes, pubs and restaurants are in abundance along the adjacent High Street.

**General Information :**

Central harbourside position

Lift-assisted

EPC rating B

Council Tax Band A

Services - Mains water, electricity, gas and drainage are connected to the property

Tenure - Leasehold - 999 years commencing 2012

The Service Charge for Jun 25 - Jun 26 was £2044

There is no Ground Rent

We understand all forms of letting are permitted within the development

Pets are not permitted

There is no parking available with the flat

**LOCATION**

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away. There are numerous yacht and sailing clubs nearby with some of the finest day sailing waters in the UK, and Falmouth Golf Club is located at Swanpool. Being home to the world-famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



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## Martin & Co Falmouth

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**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.