



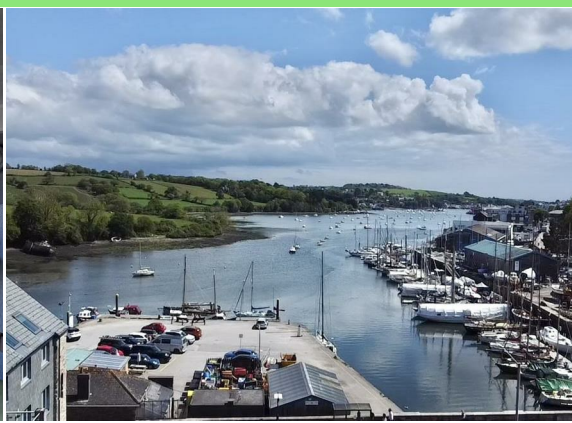
Quay Hill

Penryn

TR10 8GU

Guide Price £210,000

- NO ONWARD CHAIN
- STUNNING VIEWS OVER THE PENRYN RIVER
- SUCCESSFUL AIRBNB HOLIDAY LET
 - 999 YEAR LEASE GRANTED IN 2004
 - PERFECT FIRST HOME
 - LIFT ACCESS AVAILABLE
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- EXTREMELY POPULAR LOCATION
 - CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 473.61 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present to the market this beautifully appointed one-bedroom apartment, occupying a highly desirable position within easy reach of local amenities, idyllic coastal walks, and excellent transport connections. Finished to an exceptional standard throughout, the property offers an elegant blend of refined coastal living and contemporary comfort, set against a tranquil riverside backdrop.

Offered for sale with vacant possession and no onward chain, this impressive apartment represents a rare opportunity for discerning first-time buyers, second-home purchasers, or investors seeking a premium asset in a sought-after location. The property is also currently operating as a highly successful holiday let, further enhancing its appeal as a turnkey investment with proven income potential.

Upon entering, a bright and welcoming hallway sets the tone for the quality found throughout, with access to all principal rooms. At the heart of the home lies the stunning open-plan living, kitchen, and dining area, thoughtfully designed to maximise space, light, and flow. The kitchen is finished in a tasteful rustic-chic style, seamlessly combining character with functionality, and benefits from a range of integrated appliances and excellent storage. The living and dining space offers an inviting and versatile setting, ideal for both relaxation and entertaining, with double doors opening onto a private balcony.

The balcony enjoys uninterrupted, far-reaching views across the picturesque Penryn River, providing a truly beautiful setting for morning coffee, al fresco dining, or simply unwinding while taking in the ever-changing waterscape.

The generously proportioned bedroom offers a calm and luxurious retreat, comfortably accommodating a double bed along with additional furnishings. A well-appointed contemporary bathroom completes the accommodation, finished with quality fittings and a clean, modern aesthetic.

Externally, the property benefits from convenient on-street parking available nearby.

The apartment is held on a 999-year lease from 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.

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 measurements are approximate)

ENTRANCE HALLWAY

Fire door. Skimmed ceiling. Smoke alarm. Consumer unit. Intercom system. Electric heater. BT master socket. Multiple plug sockets. Skirting boards. Laminate flooring.

OPEN PLAN LOUNGE/KITCHEN/DINER

Skimmed ceiling. Smoke alarm. Dual-aspect, double-glazed windows. Splashback tiling. A range of fitted base storage cupboards and drawers. Integrated oven with four-ring hob and extractor hood over. Stainless steel sink with mixer tap and drainage board. Space for a fridge and freezer. Multiple plug sockets. Skirting boards. Vinyl and tiled flooring. Door leading out onto the balcony.

BEDROOM

Skimmed ceiling. Built-in storage cupboard. Electric heater. Multiple plug sockets. Skirting boards. Laminate flooring. Doors leading out onto the balcony.

BATHROOM

Skimmed ceiling. Recessed spotlights. Extractor fan. Splashback tiling. Mains-fed shower over the bath. Shower point. Wash basin with mixer tap. Heated towel rail. W.C. Skirting boards. Tiled flooring.

TENURE

The apartment is held on a 999-year lease from 2004 and is subject to an annual service charge of £1,000.

AGENTS NOTE

The current owner has operated the property as a highly successful holiday let, generating an attractive income. Details of the property's trading history and holiday let earnings can be made available to seriously interested purchasers via solicitors. The property is also available to be purchased fully furnished, subject to separate negotiation, offering a turnkey investment opportunity.

Please note an EPC has been instructed and will be added to the advert upon its receipt.

SERVICES

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

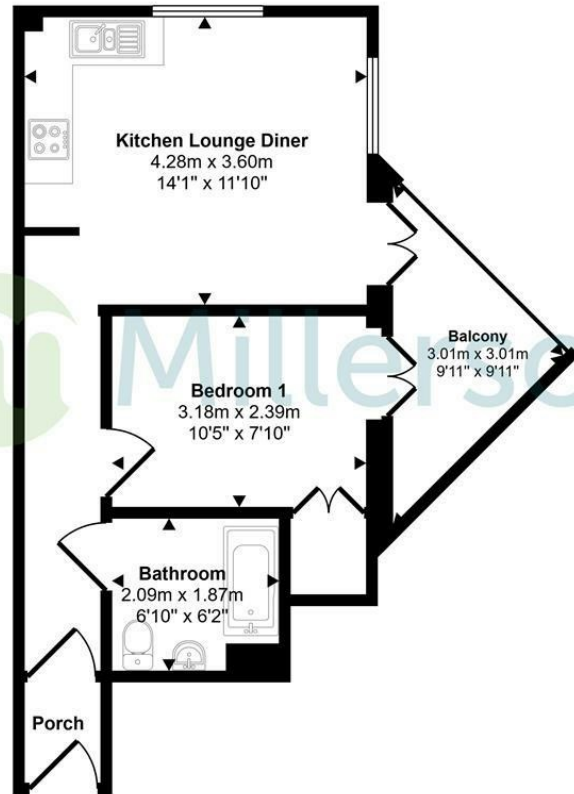
MATERIAL INFORMATION



Verified Material Information
 ## Costs and tenure
 Tenure: Leasehold
 Lease length: 977 years remaining (999 years from 2004)
 Service charge: £1,000/year
 Council tax band: A
 EPC rating: B
 ## The building
 Other flat, standard construction
 Accessibility adaptations: Wide doorways
 ## Services
 Mains electricity
 Mains water
 Mains foul drainage
 Mains surface water drainage
 Heating: Room heaters only
 Heating features: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 good, Vodafone good, Three good, EE good
 Parking: None
 ## Risks and restrictions
 Not a listed building
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL234672):
 - The lease includes rules (known as 'alienation' clauses) that restrict how the owner can sell or transfer the property. This is a standard requirement in leasehold titles to ensure the landlord is notified of any change in ownership.
 - A previous owner (the local council) has the right to enter the property to perform tasks that fulfill their legal duties. The cost of such work would be covered by the property owner.
 Long-term flood risk: yes — River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely
 All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
 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
36 sq m / 387 sq ft



Floorplan

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.

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

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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