

Anchor Quay

Penryn

TR10 8GZ

Guide Price £225,000

- NO ONWARD CHAIN
- BEAUTIFUL EXPOSED BRICKWORK
- DOUBLE BEDROOM
- GRADE II LISTED
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- 999 YEAR LEASE GRANTED IN 2004
- HOLIDAY LETTING PERMITTED
 - PERFECT FIRST HOME
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - B

Floor Area - 818.05 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are absolutely delighted to bring to the market this truly exceptional Grade II listed apartment, a property that effortlessly marries historic charm with contemporary comfort. Steeped in character, this home boasts striking exposed brickwork and beautifully preserved beams, which provide a warm and inviting atmosphere while serving as a reminder of its timeless appeal. Perfectly suited for first-time buyers looking to step onto the property ladder, or investors seeking a highly desirable rental opportunity, this apartment offers both style and substance. With an expected rental income of £895 per calendar month and the added flexibility of holiday letting, it represents an opportunity to combine lifestyle with financial reward. Furthermore, the property is secured by a rare and highly valuable 999-year lease, originally granted in 2004, ensuring long-term peace of mind for any purchaser.

Stepping through the entrance, you are immediately greeted by a bright and airy hallway that leads seamlessly into the heart of the home. The ground floor accommodation includes an expansive lounge/diner, awash with natural light, creating an ideal environment for both relaxed living and elegant entertaining. Adjacent to this is a contemporary, well-appointed kitchen, thoughtfully designed with a full range of integrated appliances that cater perfectly to modern-day culinary demands. A convenient downstairs W.C. completes the ground floor, adding a practical touch to the sophisticated layout.

Ascending to the first floor, the property continues to impress with a generously proportioned double bedroom that exudes character and charm. The exposed beams overhead lend a sense of history and architectural interest, while the en-suite bathroom provides a private retreat, offering both comfort and convenience. This combination of historic features and modern fittings creates a harmonious balance between the old and the new, making the apartment an inviting and versatile space.

Externally, the property benefits from a location that is both central and convenient, within walking distance of a range of local amenities including shops, cafes, and other lifestyle essentials. Security and peace of mind are enhanced by a modern intercom system, allowing residents to manage visitors with ease. The apartment is fully connected to mains water, electricity, and drainage, falls under Council Tax Band B, and is subject to an annual service charge of £1,400.

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

Skimmed ceiling. Skylight. Smoke alarm. Recessed spotlights. Under-stairs storage

cupboard. Intercom system. Radiator. Multiple plug sockets. Skirting boards. Vinyl flooring. Doors leading into:

OPEN PLAN LOUNGE/DINER

Skimmed ceiling. Exposed beams. Recessed spotlights. Single glazed window to the rear aspect. Two electric heaters. Television point. Multiple plug sockets. Skirting. Vinyl flooring.

KITCHEN

Skimmed ceiling. Smoke alarm. A range of wall- and base-mounted storage cupboards and drawers. Integrated Beko oven with four-ring hob and extractor hood over. Splashback tiling. Stainless steel sink with mixer tap and drainer. Integrated under-counter fridge, freezer, dishwasher and washing machine. Multiple plug sockets. Tiled flooring.

DOWNSTAIRS W.C.

Skimmed ceiling. Exposed beams. Extractor fan. Consumer unit. Storage cupboard housing the hot water cylinder. Splashback tiling. Wash basin with mixer tap. W.C. Tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Velux window. Plug socket. Skirting boards. Carpeted flooring.

BEDROOM

Velux window. Skimmed ceiling. Exposed beams. Recessed spotlights. Built-in storage cupboard. Electric heater. Television point. Multiple plug sockets. Skirting boards. Carpeted flooring. Door leading into:

EN-SUITE

Skimmed ceiling. Extractor fan. Exposed beams. Splashback tiling. Mains-fed shower over the bath. Shaver point. Wash basin with mixer tap. Heated towel rail. W.C. Tiled flooring.

TENURE

The property benefits from a rare and highly valuable 999-year lease, originally granted in 2004, offering exceptional long-term security and peace of mind for any purchaser. The property is subject to an annual service charge of £1,400.

SERVICES

The apartment is fully connected to mains water, electricity, and drainage, falls under Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 977 years remaining (999 years from 2004)

Service charge: £1400 pa

Lease restrictions: A copy of the lease is available from SMART Millerson

Property type: Flat

Property construction: Converted grade 2 listed warehouse

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: NoOther electricity sources: No

Water supply: Mains water supply

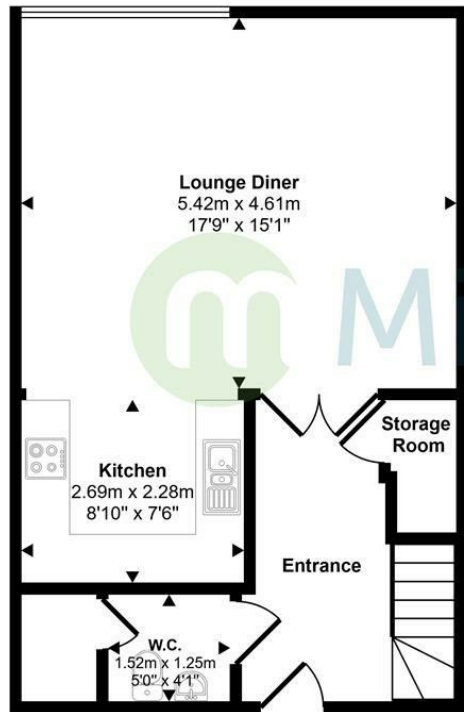
Sewerage: Mains



Heating: None is installed.
Heating features: Night storage
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: None
Building safety issues: No
Restrictions - Listed Building: Grade 2 listing
Restrictions - Conservation Area: Penryn in Cornwall is a designated conservation area. The designation, originally established in 1969, covers a significant portion of the old town, recognizing its historic Tudor, Jacobean, and Georgian buildings
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Wide doorways
Coal mining area: No
Non-coal mining area: No
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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.



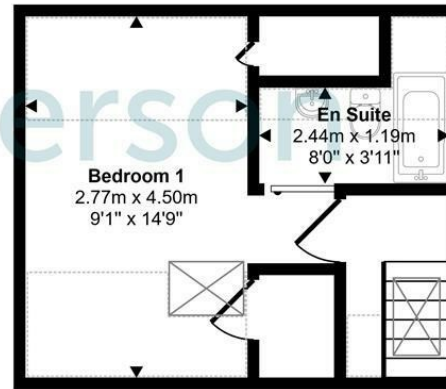
Approx Gross Internal Area
70 sq m / 752 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 24 sq m / 260 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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	

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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