



Laskowski
&Co



3 Trelawny House, Bar Road, Falmouth, TR11 4FJ

Guide Price £275,000

Occupying a favoured first floor position, with direct access from the street, is this very well presented 1 double bedroom retirement apartment. Trelawny House was constructed in 2016 by McCarthy Stone, and is located in a central position, enjoying a short level walk to the town's many amenities and waterfront. The light and bright dual aspect accommodation comprises: 20' living/dining room with full length windows and door to a spacious balcony overlooking the beautifully maintained communal garden, double bedroom with walk-in wardrobe, fitted kitchen and shower/wet room.

Key Features

- Well presented first floor 1 bedroom retirement apartment
- 24/7 careline and camera entry system
- 20' living room with balcony overlooking communal garden
- Homeowner's communal lounge, garden and roof terrace
- Modern development within a short level walk to shops, amenities and waterfront
- Lift to all floors
- Guest suite available for friends and family
- EPC rating C



THE PROPERTY

Trelawny House features several communal facilities, including a homeowner's lounge which opens onto landscaped gardens, and a rooftop terrace with views of the town, coast, harbour and marina. The property also provides a shared laundry, mobility scooter store, and on-site parking is available by annual permit.

LOCATION

Discover coastal living at its finest in this prime Falmouth location, perfectly positioned just moments from the National Maritime Museum, the historic docks, and the vibrant Port Pendennis Marina, this development offers the ultimate town centre lifestyle. Everyday essentials are right on the doorstep, with a local newsagent, shop, and post office just around the corner. Boasting level, effortless access to Falmouth town centre, beautiful local beaches and scenic coastal paths, everything you need is within a short, level walk.

THE ACCOMMODATION COMPRISES

Communal front door to:-

COMMUNAL ENTRANCE HALLWAY

Door to communal inner hallway with lifts and stairs to all floors. Front door to Apartment 3, leading to:-

PRIVATE ENTRANCE HALLWAY

Carpeted, doors to living/dining room, bedroom and wet room. Large storage cupboard housing boiler and wall mounted electric meter and consumer unit. Recessed ceiling light, heating thermostat, wall mounted door entry system and emergency call system.

LIVING/DINING ROOM

A beautifully light and bright dual aspect reception room with ample space for comfortable seating, as well as a dining table. Obscure glazed window to side aspect with full height and width double glazed window and door giving access to the balcony and overlooking the beautifully maintained communal garden below and houses of Port Pendennis beyond. Electric radiator, two central ceiling lights, TV aerial socket, telephone point, carpeted, ceiling mounted positive ventilation system. Glazed door to kitchen.

BALCONY

A good size composite, decked balcony with glass balustrade, providing space to sit out and enjoy the view over the communal garden below and across to the houses and masts of the sailing boats moored at Port Pendennis.

KITCHEN

A modern fitted kitchen with a range of eye and base level units, incorporating pelmet lighting. Wood-effect worktop with inset stainless steel sink/drainage unit with mixer tap. Built-in four-ring Bosch induction hob with Bosch stainless steel extractor unit over. Built-in Bosch electric fan assisted oven, built-in full height fridge/freezer. Tiled flooring, ceiling spotlights, positive ventilation system. uPVC double glazed window overlooking the communal garden, wall mounted heating control.

BEDROOM

A double bedroom with full height uPVC double glazed

window maximising the natural light and providing a view over the communal garden towards the houses at the rear of Port Pendennis. Carpeted, central ceiling light and recessed spotlight, positive ventilation system. Wall mounted heating control. Door to walk-in wardrobe, fitted with a range of hanging rails and shelving, motion activated central ceiling light.

WET ROOM

A modern wet room, with large walk-in shower, fully surround surround, incorporating a boiler-fed rainfall-style twin head shower and glass shower screen, vanity unit with wash hand basin, incorporating a mixer tap and storage below, concealed cistern dual flush WC. Central ceiling light, extractor fan, wall mounted chrome heated towel rail/radiator. Further tiling to walls.

PARKING

Car parking is available with a yearly permit at a charge of approximately £250 per annum (subject to availability).

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating. Positive ventilation system.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Leasehold - 999 year lease from 1 January 2016. 'Cage' storage: £50 per annum (subject to availability). Service charge: £2,604 per annum (£217 per calendar month). Ground rent: approximately £500 per annum.

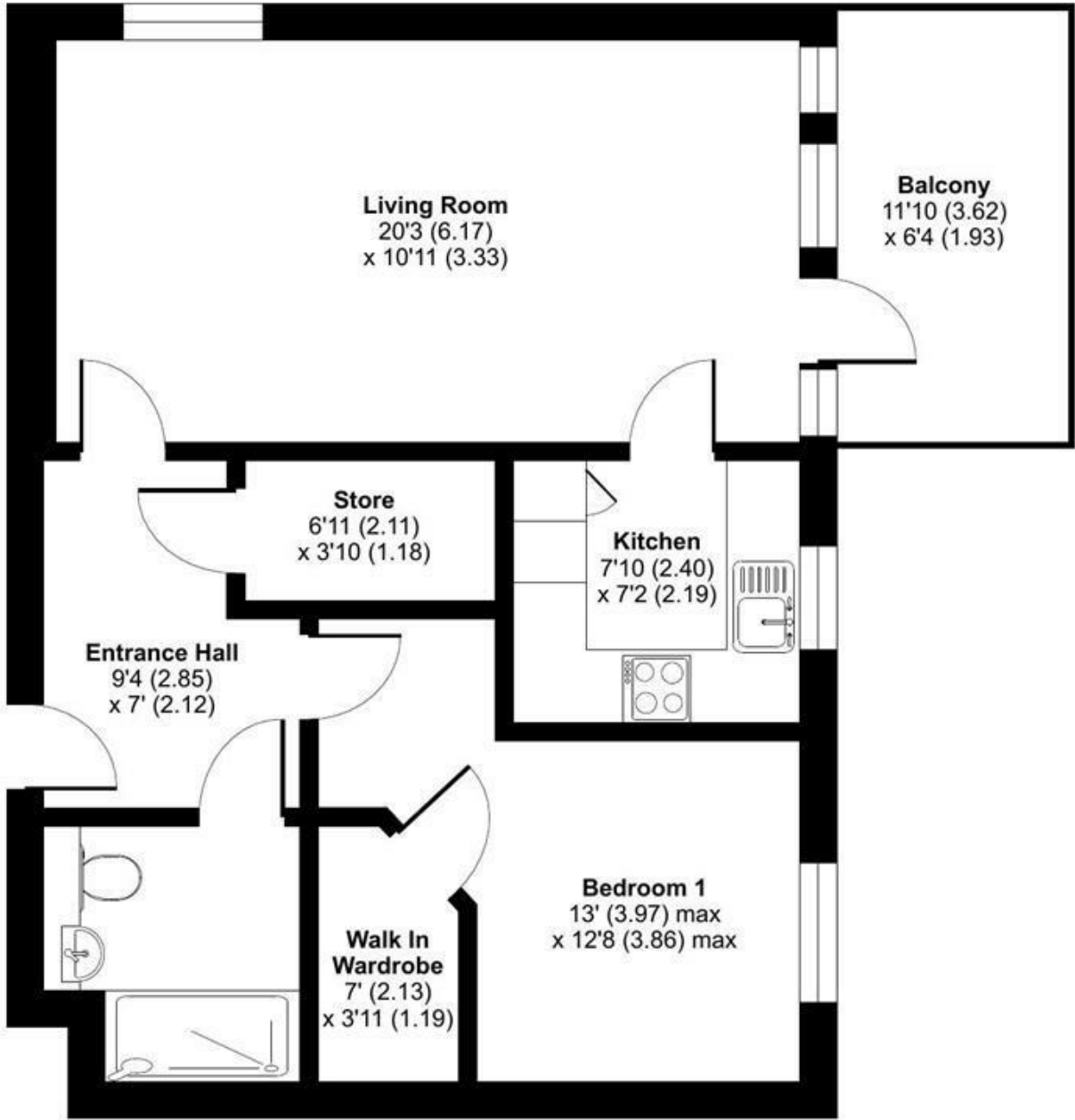
VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Trelawny House, Bar Road, Falmouth, TR11

Approximate Area = 581 sq ft / 83.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1520632