



12 Queen Mary House Queen Mary Road, Falmouth

Guide Price Guide price £895,000 Leasehold with Share of the Freehold



Heather & Lay
The local property experts

- Outstanding Duplex Penthouse Apartment
- Luxury coastal living at its finest
- Recently updated & beautifully presented
- Four double bedrooms
- Large open plan living area with sea views
- Two balconies
- Carport parking & overhead storage
- No onward chain

THE PROPERTY

Heather and Lay were delighted to market and sell this exclusive development from new in 2012 and we consider Queen Mary

House outstanding in terms of its position, design and execution. Over the past year the current owner has updated almost every aspect of the apartment and attention to detail and quality of finish is evident wherever one may look. The new kitchen is both stylish, modern and practical and with a sea view. On the lower floor there is a large open plan living area with stunning views across Queen Mary Gardens, Gyllyngvase beach and out to sea. Just off of the living room is a balcony large enough to sit and enjoy a breakfast or dinner whilst enjoying the vista. Also on the lower floor there is a bedroom with a side balcony.

Upstairs there are three double bedrooms and a family bathroom, with the master having the benefit of en-suite facilities. Parking is to the rear in a large carport where storage above is a handy addition. The apartment is accessed via stairs or lift and benefits from an allocated, covered car parking space. No onward chain and viewing highly recommended.



THE LOCATION

Queen Mary House occupies an amazing position overlooking Queen Mary Gardens beside Gyllyngvase Beach and with stunning views out to sea.

Falmouth Bay faces south and has a reputation for its temperate climate and lovely surroundings. The bay boasts a number of beaches from the more secluded 'Castle' Beach to 'Tunnel' and of course Gyllyngvase, Falmouth's most popular beach which is virtually on the threshold of Queen Mary House. The activity around Gyllyngvase captures a good deal of custom with the chic Gylly Beach Café overlooking the beach and sea.

Queen Mary House is just behind the coastal path which facilitates the very popular scenic walks around the famous Pendennis Headland, passing the fascinating Pendennis Castle, built by Henry VIII in the 1540s to protect England from France and Spain. From Gyllyngvase, to the south, a short walk takes you to yet another safe swimming beach, Swanpool, flanked by a fresh water lake, a well known haven for migrant marine birds.

A stroll along Falmouth's south facing sea front can provide a mixture of exciting experiences - savour an exciting meal from one of the regarded quality hotels or take advantage of the spa, gymnasium and swimming facilities. Alternatively, enjoy the buzz of Gyllyngvase Beach Cafe or take a swim at the more intimate Castle Beach - there is so much on offer. Whether visiting the Maritime Museum or simply walking into town, Queen Mary House is ideally placed to take advantage of all the area has to offer.

Falmouth is a resort for all seasons, renowned as one of the world's great water sporting centres, boasting some of Europe's most regarded sailing waters with its hidden coves and sheltered estuaries. This historical town presents a fascinating mix of charming individual boutiques and well known chains and high street names and Queen Mary House is ideally placed to take advantage of all the areas has to offer.















Council Tax band: G

Tenure: Leasehold with Share of the Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Services: Mains electricity, gas, water & drainage

TENURE

Leasehold 999 years from 2012 with each purchaser having a share in the freehold. Managing Agent is Belmont Management Company 01872 260606. The current service charge for 01/04/2026 - 31/03/2027 is £4766.79 per annum plus a quarterly broadband charge of £28.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

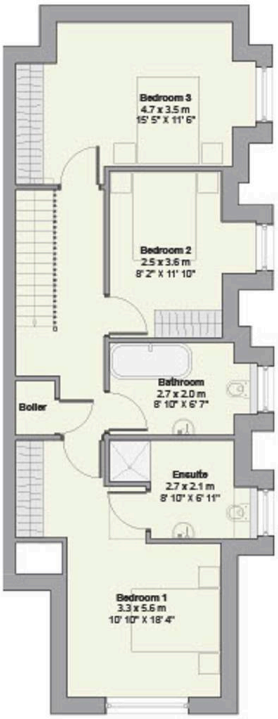
12 Queen Mary House, Falmouth, TR11 4DP

Total Area: 143.5 sqm / 1544.6 sqft



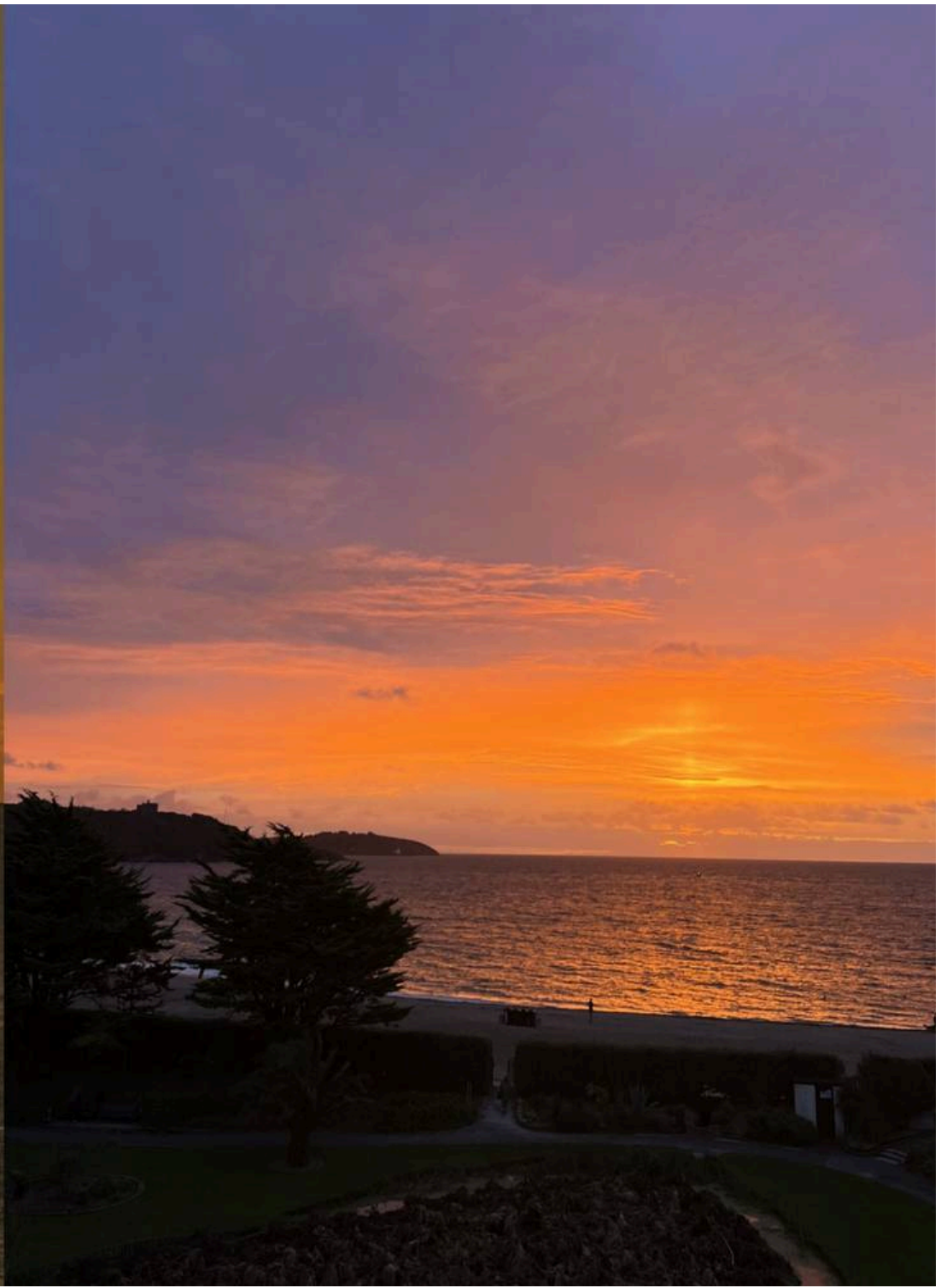
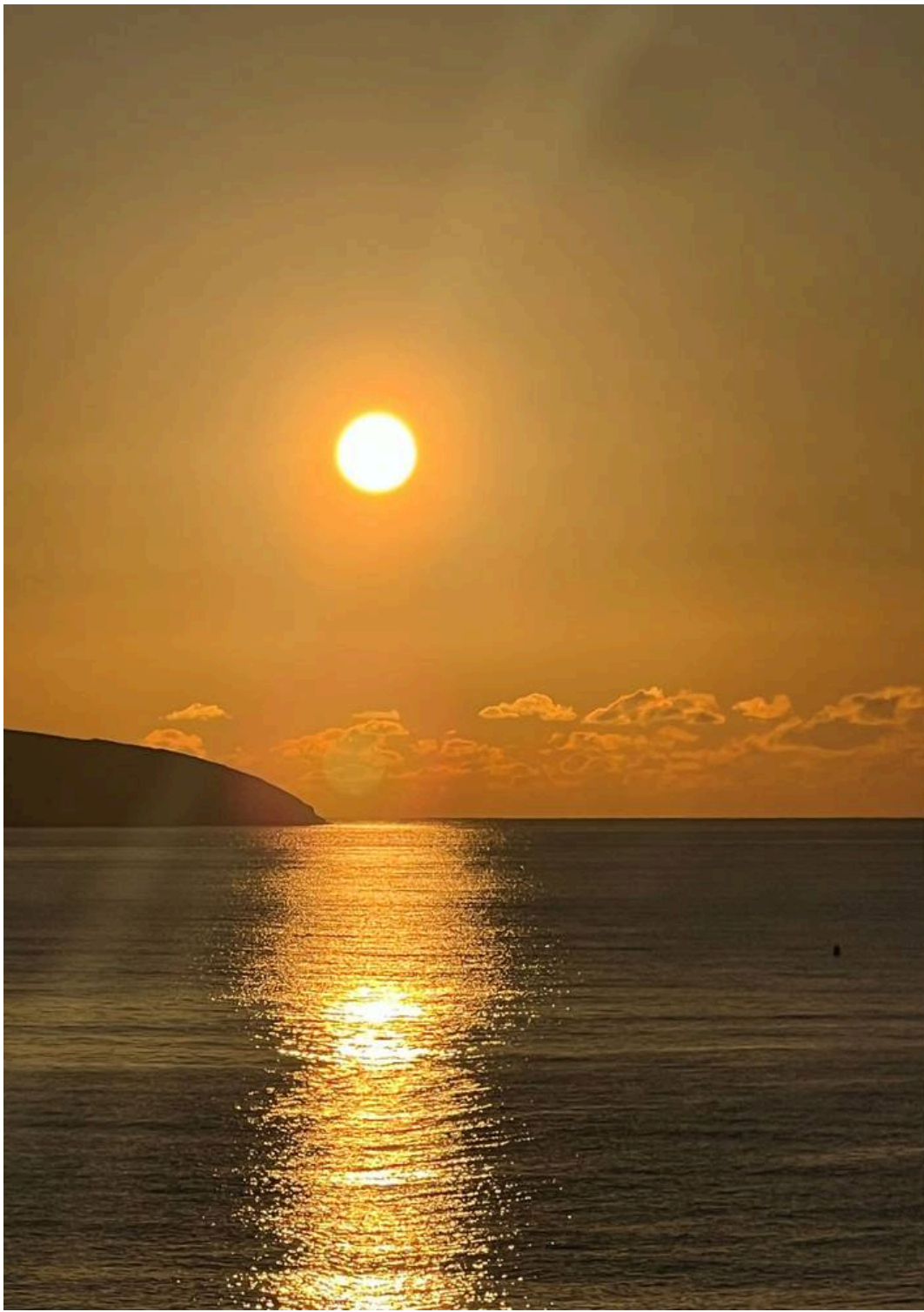
Second Floor Plan

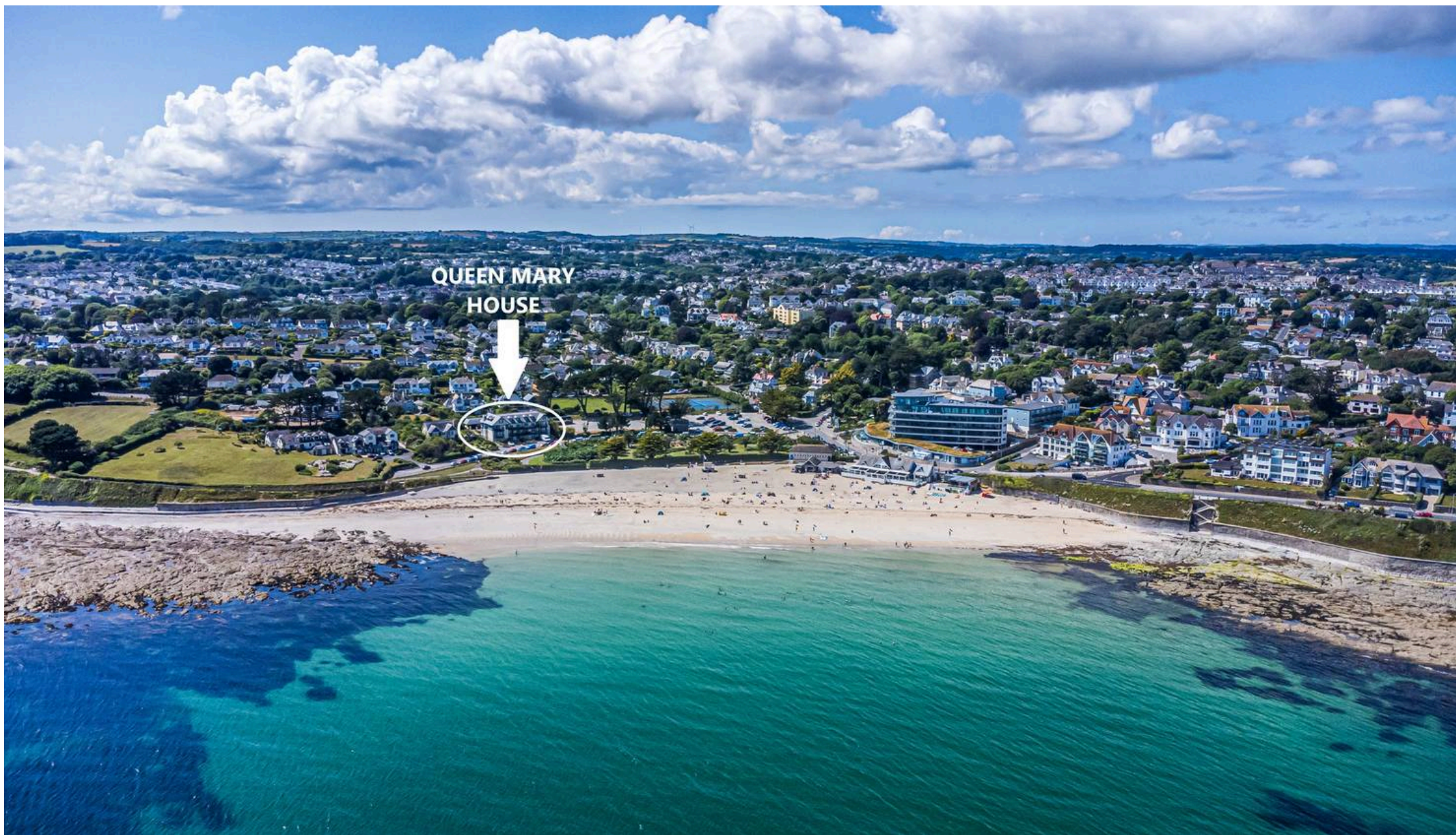
Area: 77.5 sqm / 834.2 sqft



Third Floor Plan

Area: 66.0 sqm / 710.4 sqft





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These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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