



**9 Swingbridge House, Penryn, Cornwall  
TR10 8GU**



View From  
Balcony



## PROPERTY DESCRIPTION

An impressive second floor modern dual aspect apartment, occupying one of the prime positions within this sought after riverside development of Harbour Village, Penryn. The apartment enjoys commanding far-reaching views over the river towards Flushing from the full width balcony set to the front, further views from the lovely dual aspect living space can be gained to the side over parts of the river to the countryside beyond. Swingbridge house also benefits from a lift that serves all floors. The apartment is also perfectly located for the shops and cafe's along Commercial road, Penryn town centre is a short walk away, Falmouth town is also within easy reach and there is a bus stop immediately to the front of the building for those not driving.

The apartment is without doubt the nicest of the apartments we have seen within the development. The current owner has carried out an extensive program of updating and improvements to create a truly special home. The apartment is light and airy throughout and has a real feeling of calm and space. The open plan living and kitchen space is dual aspect, it features full width glazing to the front with sliding doors that open to the balcony, the balcony enjoys fantastic views over the river. The kitchen area is fitted with a modern range of grey units with a comprehensive range of integrated appliances. There are two spacious double bedrooms, the master bedroom benefitting from full width glazing and doors that open onto out to the full width balcony and takes in views of the river. The main bedroom also features a modern en-suite shower room. There is also a spacious inner hallway and a modern fitted main bathroom.

The current owner has also paid for the current years maintenance, this being paid until January 2025. The apartment also benefits from double glazing and gas central heating, it also has the benefit of a parking space that is located directly outside the entrance door.

Representing a very unusual opportunity at this time. A viewing is very highly advised.

## FEATURES

- Stunning Two Bedroom Apartment
- Upgraded Throughout
- Full Width Balcony
- Two Double Bedrooms
- Upgraded Modern Kitchen
- Double Glazing
- Gas Central Heating
- Parking





## ROOM DESCRIPTIONS

### Communal Entrance

Double glazed doors from both the front and rear of the building, spacious communal hallway leading to the lift and also to the stairwell to all floors. The entrance doors both having video entry phones systems linked to each apartment

### Entrance Hall

Door from the communal landing, space for cloak hooks, door leading through to the main reception hallway.

### Inner Hallway

A very spacious reception hallway area located centrally within the apartment, light washed oak effect flooring throughout. wall mounted video entry system, radiator, wall mounted heating thermostat, door to airing cupboard, further doors providing access through to the open plan living space, bedrooms and bathroom.

### Open Plan Living Space

4.90m x 5.33m (16' 1" x 17' 6") Living Area:

This room can only be described as stunning dual aspect living area and a fantastic light and airy space to spend time within. Full width double glazed doors to the front that open to the balcony and provide amazing views to the river and across towards Flushing, two further double glazed windows to the side that enjoy a sunny aspect and views out over the surrounding area in a southerly direction, light washed oak flooring throughout, tv point, radiator, open access to the kitchen area this is set to the rear of the living space.

Kitchen area: The kitchen has been very tastefully upgraded to a very high standard. There is a comprehensive range of matt grey slab fronted units with a low profile square edged working surface over, undercounter lighting to the wall units and LED lighting below the working surface, fitted stainless steel fronted oven with induction hob over and concealed cooker hood above, integrated undercounter fridge and separate freezer, integrated washer dryer, wall mounted gas boiler set within matching wall unit.

### Balcony

The apartment benefits from a full width balcony to the front. This balcony provides fantastic open views across the river towards Flushing, stainless steel handrails with inset glazed panels allowing light to flood in to the living space.

### Bedroom One

3.07m x 3.10m (10' 1" x 10' 2") A very light and airy main double bedroom set to the front of the apartment. Double glazed doors that open onto the full width balcony, views across the river towards Flushing, two built in single wardrobes, radiator, door through to the en-suite shower room.

### En-Suite

Fitted with a modern white suite that comprises a double sized shower enclosure with inner tiled walling, shower above, glazed screen and door, low level w.c, wall hung wash hand basin with tiled surrounds, tiled flooring, heated towel rail, shaver socket, ceiling spotlights.

### Bedroom Two

2.67m x 3.86m (8' 9" x 12' 8") A second double bedroom that enjoys a southerly aspect with views out over the surrounding area including the river and Penryn bridge. Double glazed window to the side, radiator

### Bathroom

Door from the reception hallway. The main bathroom comprises a modern white suite of a panel bath with tiled surrounds and chrome mixer tap and shower attachment over, wall hung wash hand basin with tiled surrounds, recess above housing touch sensitive illuminated LED mirror, low level w.c, heated towel rail, shaver socket, ceiling spotlights, tiled flooring.

### Parking

The apartment has the benefit of a parking space that is located directly outside the rear entrance to the building, this space being identified by the markings 'AM' on the space.

### Additional Information

Tenure- Leasehold 999 Years From 2006

Maintenance of £2400.00 per annum.

Services - Mains Gas, Electricity, Water And Drainage.

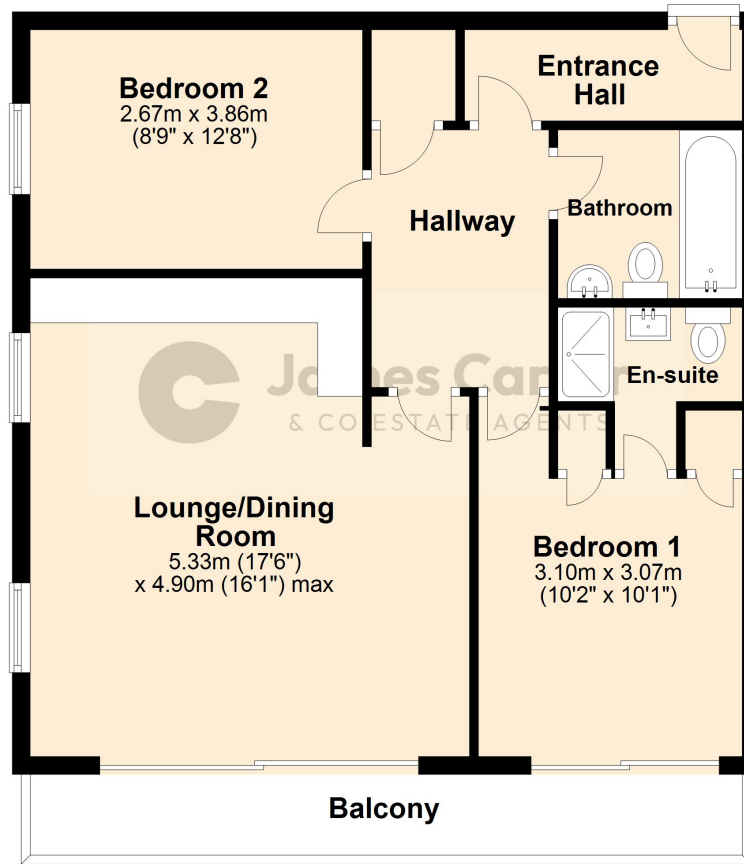
Council Tax- Band B Cornwall Council.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN

## Ground Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



Total area: approx. 65.2 sq. metres (702.0 sq. feet)

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