

Approach Road To
The Apartments



PROPERTY DESCRIPTION

Ferryman's Rest is situated within a traffic free location and less that 75 yards of the beach at The Helford Passage, it is also within an easy stroll of the Ferryboat Inn. This lovely first-floor apartment at Helford Passage is located in an ideal position within the development as it enjoys a perfect position for enjoying the afternoon and evening sunshine, this afternoon sun being enjoyed from the full width balcony. The development also has the unusual addition of an outdoor heated swimming pool that is available for owners and guests.

The apartments make either a perfect home for all year round occupation or to potentially lock up and leave. the apartment would also make a perfect holiday home or rental investment. The apartment makes an ideal retreat due to the proximity to the beach and coastal walks in this stunning location. This particular apartment due to it's orientation is light and airy throughout, provides a comfortable living room, modern fitted kitchen, two bedrooms, a modern shower room, use of the on site outdoor heated swimming pool as well as designated parking. There is also a Kayak rack and wetsuit drying area for the use of owners and guests. A perfect size for couples or small families looking to enjoy the best of this stunning location.

The apartment is an ideal opportunity to purchase as either a main home, holiday home for personal use that would also provide potential for an additional letting income. Offered for sale with no onward chain, a viewing is very highly advised.

LOCATION:

Situated just 6 miles from the bustling harbour town of Falmouth and less than 2 miles from the popular village of Mawnan Smith, Helford Passage nestles on the banks of the river Helford, here you will find a sandy beach, The Ferryboat Inn as well as access on to the South West Coastal Path. The Ferryboat Inn is an ideal place to unwind after a lazy day on the water. The nearby Budock Vean hotel and golf course is also within walking distance. There are further outdoor pursuits available nearby such as the local gig club. The opportunity for kayaking, fishing and the coastal paths are on your doorstep. The nearby ferry across to Helford village also forms part of the coastal path where it picks up and drops off foot passengers from the pontoon on the beach.

The Helford passage Area is designated as an area of Outstanding Natural Beauty. The tranquility and peace associated with Helford River makes this area very sought after for the discerning home buyer. The Helford Passage is also incredibly popular due to the safe sailing waters, sheltered coves and inlets, whilst there are also sheltered moorings along the river as well as access to several small beaches. The area remains incredibly popular with both couples and families, many returning to holiday in the area year after year.

The nearby gardens of Trebah and Glendurgan are also on your doorstep with both being within walking distance of the apartment. The mouth of the Helford river opens to Falmouth Bay, therefore making this an ideal location for the keen sailor with the Carrick Roads, St Mawes and the various beaches along this stretch of coastline all being within easy reach.

A perfect holiday home and retreat in a very tranquil location. A viewing is very highly advised





ROOM DESCRIPTIONS

Living Room

3.35m x 3.53m (11' 0" x 11' 7") A lovely light and airy reception space that enjoys the best of the afternoon sunshine. This room is accessed from the full width balcony area. Double glazed sliding patio doors to the front, that overlook the balcony area, central courtyard, established wisteria and climbing rose, narrow boarded timber effect laminate flooring throughout, white wood effect part panel walling, wall mounted living flame effect fire, wall mounted electric heater, telephone socket, White panel doors leading off to the bedrooms and shower room, archway providing access through to the kitchen.

Kitchen

1.52m x 2.29m (5' 0" x 7' 6") The kitchen is fitted with a range of floor, wall and drawer units with woodblock effect working surfaces over and part tiled surrounds, fitted Bosch oven with ceramic hob over and cooker hood above, inset stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, narrow boarded timber effect flooring, double glazed window to the rear.

Bedroom One

2.44m x 3.10m (8' 0" x 10' 2") A double bedroom that is set to the front of the apartment and overlooks the balcony area. White panel door from the living area, double glazed window to the front, narrow boarded timber effect flooring, wall mounted electric heater.

Bedroom Two

1.88m x 2.69m (6' 2" x 8' 10") A good sized second bedroom set to the side of the apartment. Double glazed window to the side, narrow boarded timber effect flooring, wall mounted electric heater.

Swimming Pool

The development has access and the use of a heated outdoor swimming pool. This pool lies within a private enclosed area to the rear of the parking areas.

Parking Space

The apartment benefits from a designated parking space that is marked with number of the apartment.

Additional Information

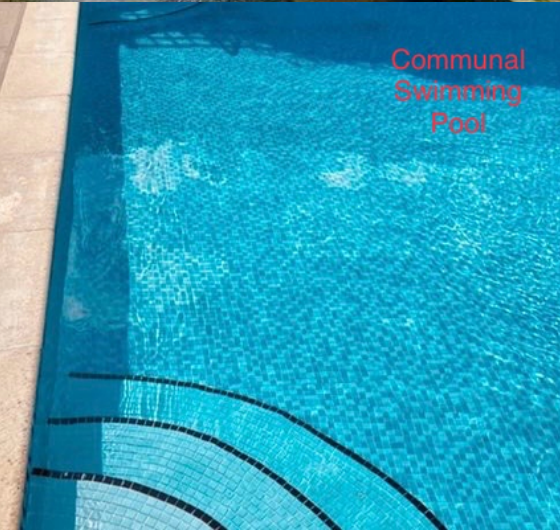
Tenure - Leasehold 99 Years from 1985.

Maintenance Approx £732.00 per quarter (This to be confirmed for 2024)

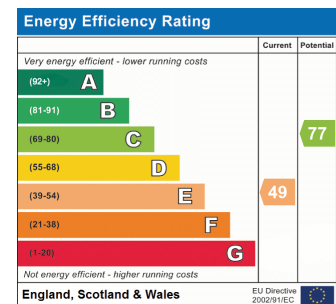
Ground Rent £50.00 Per Annum.

Services - Mains Electricity And Water.

Council Tax - Band A Cornwall Council.

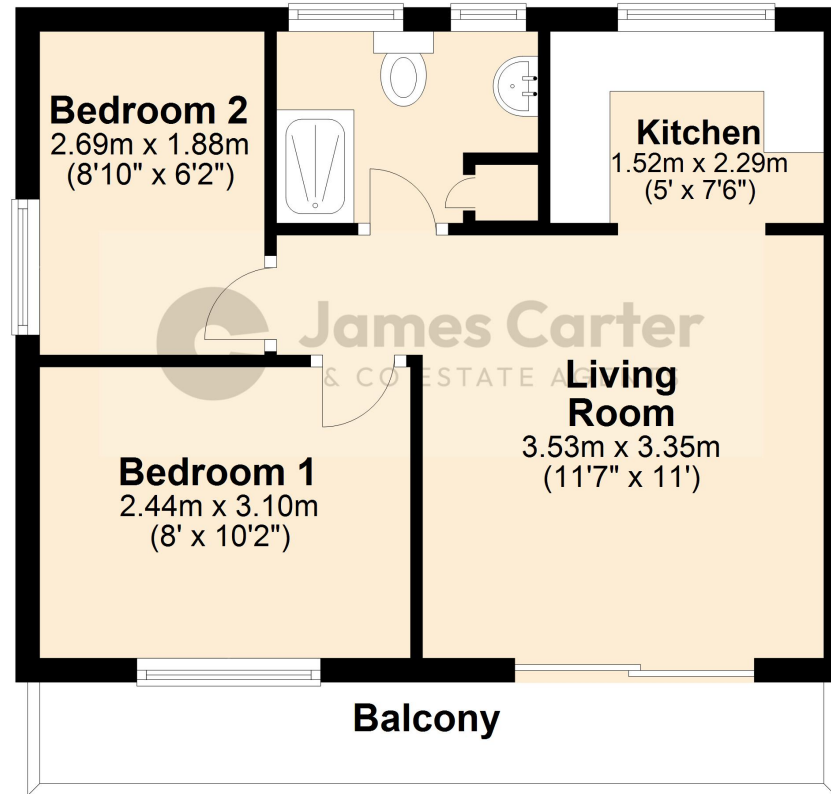


Communal Swimming Pool



Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 34.1 sq. metres (367.0 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.