

THE

CAPTAIN'S APARTMENTS

Heather & Lay
The local property experts



THE CAPTAIN'S APARTMENTS, FALMOUTH, TR11 4GP

The Captain's Apartments are a collection of seven contemporary apartments, each built to an impressive specification that is the epitome of luxury living in Falmouth. The communal entrance has plenty of natural light with a wide turning staircase and solid oak doors throughout. Each apartment includes high quality German kitchens comprising Siemens integrated appliances and sleek bathrooms with neutral tones. All apartments come with the benefit of a 10-year build warranty and an allocated parking space each. Right on the doorstep is the award-winning 'St Michael's Spa' and all that it offers - this truly is luxury coastal living at its finest.



GYLLYNGVASE BEACH	200 METRES
FALMOUTH TOWN	WALKING DISTANCE
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

- Exclusive Brand-New Seaside Development
- Luxury Coastal Living At Its Finest With High Specifications
- Moments From Gyllyngvase Beach & Cafe
- Some with Balconies or Communal Terraces
- Sleek Contemporary Kitchens & Stylish Bathrooms
- Underfloor Heating Throughout
- Allocated Private Parking Space
- 999 Year Leasehold With Share Of Freehold
- 10 Year Build Warranty & EPC Ratings = B

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THE LOCATION

A stone's throw from Falmouth's Sunset Strip, you'll find these luxury apartments in the grounds of the St Michael's Resort. Just a short stroll from Gyllyngvase Beach, with Swanpool and Castle Beaches right next door, it's a real hub of coastal lifestyle. With an indoor/outdoor ethos, you can enjoy yoga on the beach or a sunrise sea dip in the morning, a spinning class in the fitness studio or a relaxing session in the hydro-spa. Enjoy barista crafted coffees, alfresco dining and cocktails at sundown. From water sports on the beach, trying your hand at surfing or stand-up paddle-boarding, to enjoying the magic of Pendennis Castle. Why not stroll into Falmouth Town, just a short walk away to browse the independent boutiques. Visit The National Maritime Museum, Events Square or take a wander around The Point and enjoy a classic Cornish ice cream. This area is one of the most popular in Falmouth, with surrounding addresses including Fenwick Road, St Anthony Way and Spernen Wyn Road. A coveted location with lifestyle at the heart. The Captain's Apartments can be accessed easily by road when entering Falmouth on the A39 through the historic port of Penryn.

THE LIFESTYLE – ADJACENT ST MICHAELS RESORT

The St Michael's lifestyle is unlike any other, offering two restaurants, outdoor dining, garden entertainment during the summer and cocktails on the terrace. In the evening, curl up in The Locker with a cappuccino in front of the fire or wake up with a fresh smoothie from Nourish followed by a sea dip on Gyllyngvase Beach or a round of tennis. St Michael's Resort is a holiday paradise in the heart of Falmouth, but this unlocks a new level of lifestyle – a residential retreat so you can enjoy this experience every single day. Combining the best of what the resort offers – a variety of dining options, barista coffees, indoor health club and swimming pool and a multitude of beaches, with your own private luxury hideaway.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

COMMUNAL ENTRANCE

Video entry system to the side of the building allows access to the communal hallway, which is bright and welcoming, with a wide staircase with oak handrails leading to the second and third floor apartments.



APARTMENT ONE - TOP FLOOR (71.31 square meters total / 768 square feet)

LOBBY

Solid oak triple lock front door providing access to kitchen/dining/living area and the main bathroom. Engineered oak flooring with underfloor heating throughout with thermostat controls and storage cupboard containing the electric RCD fuse box and BT Openreach box supplying Ultra-fast broadband.

OPEN PLAN LIVING AREA 7.27m x 3.95m

Vaulted ceiling with cedar cladding throughout, a Velux window and a dual aspect living space providing ample natural light and a sense of relaxation.

KITCHEN

German engineered and rigid built to order cabinets from 'Nobilis' with soft close doors and drawers as standard in Stone Grey. Worktop surfaces in Silestone 20mm Quartz in Miami Vena and Siemens appliances throughout, with 2-year warranties including: oven, washing machine/dryer, induction hob with inset extractor fan, fridge freezer and dishwasher. Silgranit sink in grey, and Stainless-steel dual level taps from Blanco - both with guarantees. PEFC Certified kitchen.

LIVING/DINING

An impressive layout with large sliding door leading out onto a Southerly facing 5.5 sqm balcony with sea views over towards the entrance of the Helford. Natural light also flooding through the Velux window above and a large window above the sliding door. Continuation of the underfloor heating with thermostat, TV points, sockets, ceiling spotlights and telephone entry system.

BEDROOM ONE 4.58m x 3.33m

A fantastic dual aspect master bedroom with vaulted ceilings, Southern facing 4.8 sqm balcony with similar views as the living area, a Velux window and a double-glazed opaque window to the side aspect. Fitted wardrobes with storage cupboard above, plug sockets with USB charging points at bedside and dressing table areas and TV points and dimmable lights with ceiling spotlights. Carpeted flooring with underfloor heating and thermostat.

EN-SUITE BATHROOM 3.03m x 1.7m

Stylish Villeroy and Bosch en-suite comprising a shower with bi-fold glass screen door, rainfall shower over with separate shower attachment, WC with push button flush and an oversized wash basin with mixer tap. Vaulted ceiling with Velux window. Heated towel radiator, extractor fan, shaver points and ceiling spotlights.

BEDROOM TWO 3.61m x 3.33m

Vaulted ceiling with opaque window to side aspect, plug sockets with USB charging points at bedside and dressing table areas with TV points, dimmable switches and ceiling spotlights. Carpeted with underfloor heating and thermostat controls.

BATHROOM 2.43m x 2.14m

Contemporary design with neutral tones and comprising of a Villeroy and Bosch three-piece white suite including a panelled bath with glass screen, rainfall shower attachment above, separate handheld shower attachment, inset shelving with light, oversized hand wash basin with mixer tap and WC with push button flush. Vaulted ceiling with Velux window and an obscure glazed window to the side aspect. Heated towel radiator, shaver points, extractor fan and ceiling spotlights.

BALCONY ONE 5.5 SQ.M

Southerly aspect with millboard timber decked balconies with glass balustrades and external lighting. Sea views over towards the entrance of the Helford River and Falmouth golf course.



Level 03

APARTMENT 1

GIA - 71.31sqm

Balconies - 10.3sqm

APARTMENT TWO - TOP FLOOR (62.52 square meters total / 667 square feet)

LOBBY

Solid oak triple lock front door providing access to kitchen/dining/living area and the bathroom. Engineered oak flooring with underfloor heating throughout with thermostat controls and storage cupboard containing the electric RCD fuse box and BT Openreach box supplying Ultra-fast broadband.

OPEN PLAN LIVING AREA 7.84 m x 4.88 m

Vaulted ceiling with cedar cladding throughout, a Velux window and a dual aspect living space providing ample natural light and a sense of relaxation. Wooden doors to bedrooms and a cupboard with additional storage above.

KITCHEN

German engineered, and rigid built to order cabinets from 'Nobilis' with soft close doors and drawers as standard in Stone Grey. Worktop surfaces in Silestone 20mm Quartz in Miami Vena and Siemens appliances throughout, with 2-year warranties including: oven, washing machine/dryer, induction hob with inset extractor fan, fridge freezer and dishwasher. Silgranit sink in grey, and Stainless-steel dual level taps from Blanco - both with guarantees. PEFC Certified kitchen.

LOUNGE/DINING AREA

An impressive layout with large sliding door onto a Juliette balcony to rear. Natural light also flooding through the Velux window above and a large window above the sliding door. Continuation of the underfloor heating with thermostat, TV points, sockets, ceiling spotlights and telephone entry system. Storage cupboard.

BEDROOM ONE 3.42 m x 3.52 m

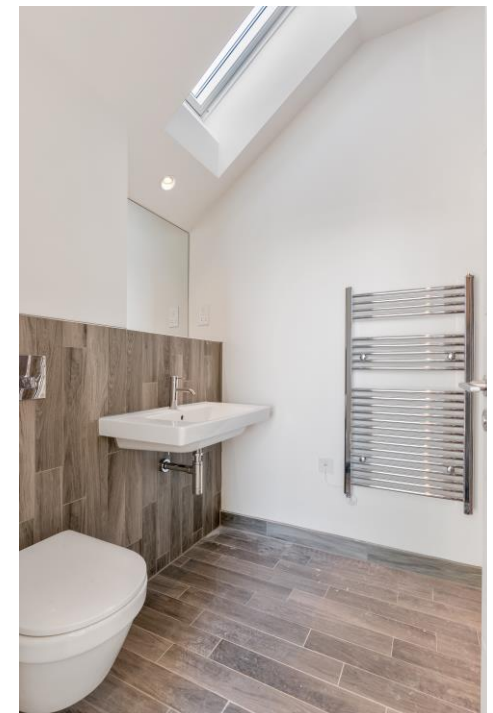
A fantastic dual aspect, vaulted ceilings with Sliding glass door onto Juliette balcony and Velux window to the side aspect providing plenty of natural light. Sockets with USB charging points at bedside and dressing table areas with TV points, dimmable lights with ceiling spotlights. Carpeted flooring with underfloor heating and thermostat.

BEDROOM TWO 3.52 m x 2.78 m

Vaulted ceiling with opaque glazed window to side aspect, sockets with USB charging points at bedside and dressing table areas with TV points, dimmable lights with ceiling spotlights. Carpeted flooring with underfloor heating and thermostat controls.

BATHROOM 2.54 m x 2.1 m

Contemporary design with neutral tones and comprising of a Villeroy and Bosch three-piece white suite including a panelled bath with glass screen, rainfall shower attachment above, separate handheld shower attachment, oversized hand wash basin with mixer tap and WC with push button flush. Vaulted ceiling with Velux window and an obscure glazed window to the side aspect. Heated towel radiator, shaver points, extractor fan and ceiling spotlights.





Level 03

APARTMENT 2
GIA - 62.52sqm

APARTMENT THREE - FIRST FLOOR (71.31 square meters total / 768 square feet)

LOBBY

Solid oak triple lock front door providing access to kitchen/dining/living area and the bathroom. Engineered oak flooring with underfloor heating throughout with thermostat controls and storage cupboard containing the electric RCD fuse box and BT Openreach box supplying Ultra-fast broadband.

OPEN PLAN LIVING AREA 7.27 m x 3.95 m A dual aspect living space providing a sense of relaxation and space from the natural light.

KITCHEN

German engineered and rigid built to order cabinets from 'Nobilia' with soft close doors and drawers as standard in Stone Grey. Worktop surfaces in Silestone 20mm Quartz in Miami Vena and Siemens appliances throughout, with 2-year warranties including: oven, washing machine/dryer, induction hob with inset extractor fan, fridge freezer and dishwasher. Silgranit sink in grey, and Stainless-steel dual level taps from Blanco - both with guarantees. PEFC Certified kitchen.

LIVING/DINING

An impressive layout with large sliding door leading out onto a Southerly facing 5.5 sqm balcony. Natural light also flooding through the sliding door. Continuation of the underfloor heating with thermostat, TV points, sockets, ceiling spotlights and telephone entry system.

BEDROOM ONE 4.58 m x 3.33 m

A fantastic dual aspect master bedroom with large sliding door to the southerly facing 4.8 sqm balcony and a double-glazed opaque window to the side aspect. Fitted wardrobes with storage cupboard above, plug sockets with USB charging points at bedside and dressing table areas, TV points and dimmable lights with ceiling spotlights. Carpeted flooring with underfloor heating and thermostat.

EN-SUITE BATHROOM 3.03 m x 1.7 m

Stylish Villeroy and Bosch en-suite comprising a shower with bi-fold glass screen door, rainfall shower over with separate shower attachment, tiling surround and inset shelving with light, WC with push button flush and an oversized wash basin with mixer tap. Obscure glazed window. Heated towel radiator, extractor fan, shaver points and ceiling spotlights.

BEDROOM TWO 3.61 m x 3.33 m

Opaque glazed window to side aspect, plug sockets with USB charging points at bedside and dressing table areas with TV points, dimmable switches and ceiling spotlights. Carpeted with underfloor heating and thermostat controls.

BATHROOM 2.43 m x 2.14 m

Contemporary design with neutral tones and comprising of a Villeroy and Bosch three-piece white suite including a panelled bath with glass screen, rainfall shower attachment above, separate handheld shower attachment, oversized hand wash basin with mixer tap and WC with push button flush. Obscure glazed window to the side aspect. Heated towel radiator, shaver points, extractor fan and ceiling spotlights.

BALCONY ONE 5.5 SQ.M Southerly aspect with millboard timber decked balconies with glass balustrades and external lighting.

BALCONY TWO 4.8 SQ.M Similar to living room balcony with millboard timber decked balconies plus glass balustrades, external lighting and views alike the living room balcony.



Level 02
APARTMENT 3
 GIA - 71.31sqm
 Balconies - 10.3sqm

APARTMENT FOUR - FIRST FLOOR (62.52 square meters total / 667 square feet)

LOBBY

Solid oak triple lock front door providing access to kitchen/dining/living area. Engineered oak flooring with underfloor heating throughout with thermostat controls and storage cupboard containing the electric RCD fuse box and BT Openreach box supplying Ultra-fast broadband.

OPEN PLAN LIVING AREA 7.84 m x 4.88 m

A dual aspect living space providing a sense of relaxation and space from the natural light.

KITCHEN

German engineered, and rigid built to order cabinets from 'Nobilia' with soft close doors and drawers as standard in Stone Grey. Worktop surfaces in Silestone 20mm Quartz in Miami Vena and Siemens appliances throughout, with 2-year warranties including: oven, washing machine/dryer, induction hob with inset extractor fan, fridge freezer and dishwasher. Silgranit sink in grey, and Stainless-steel dual level taps from Blanco - both with guarantees. PEFC Certified kitchen.

LOUNGE/DINING AREA

An impressive layout with large sliding door onto a Juliette balcony. Continuation of the underfloor heating with thermostat, TV points, sockets, ceiling spotlights and telephone entry system. Storage cupboard.

BEDROOM ONE 3.52 m x 3.42 m

A dual aspect space with sliding glass door onto Juliette balcony and opaque glazed window to the side aspect providing plenty of natural light. Sockets with USB charging points at bedside and dressing table areas with TV points and dimmable lights with ceiling spotlights. Carpeted flooring with underfloor heating and thermostat.

BEDROOM TWO 3.52 m x 2.78 m

Opaque glazed window to side aspect, sockets with USB charging points at bedside and dressing table areas with TV points, dimmable lights with ceiling spotlights. Carpeted flooring with underfloor heating and thermostat controls.

BATHROOM 2.54 m x 2.1 m

Contemporary design with neutral tones and comprising of a Villeroy and Bosch three-piece white suite including a panelled bath with glass screen, rainfall shower attachment above, separate handheld shower attachment, oversized hand wash basin with mixer tap and WC with push button flush. Obscure glazed window to the side aspect. Heated towel radiator, shaver points, extractor fan and ceiling spotlights.





Level 02

APARTMENT 4
GIA - 62.52sqm

APARTMENT FIVE - GROUND FLOOR (76.94 square meters total / 818 square feet)

LOBBY

Solid oak triple lock front door providing access to kitchen/dining/living area. Engineered oak flooring with underfloor heating throughout with thermostat controls, washer/dryer and three storage cupboards containing the electric RCD fuse box and BT Openreach box supplying Ultra-fast broadband.

OPEN PLAN LIVING AREA 7.83 m x 3.90 m

A dual aspect living space providing a sense of relaxation and space from the natural light through the large sliding door.

KITCHEN

German engineered and rigid built to order cabinets from 'Nobilis' with soft close doors and drawers as standard in Stone Grey. Worktop surfaces in Silestone 20mm Quartz in Miami Vena and Siemens appliances throughout, with 2-year warranties including: oven, washing machine/dryer, induction hob with inset extractor fan, fridge freezer and dishwasher. Silgranit sink in grey, and Stainless-steel dual level taps from Blanco - both with guarantees. PEFC Certified kitchen.

LIVING/DINING

An impressive layout with large sliding door leading out onto an impressive southerly facing 26.6 sqm balcony. Natural light also flooding through the sliding door. Continuation of the underfloor heating with thermostat, TV points, sockets, ceiling spotlights and telephone entry system.

BEDROOM ONE 4.61 m x 3.33 m

A fantastic dual aspect master bedroom with large sliding door to the southerly facing 26.6 sqm balcony and a double-glazed opaque window to the side aspect. Fitted wardrobes with storage cupboard above, plug sockets with USB charging points at bedside and dressing table areas, TV points and dimmable lights with ceiling spotlights. Carpeted flooring with underfloor heating and thermostat.

EN-SUITE BATHROOM 3.06 m x 1.78 m

Stylish en-suite comprising of Villeroy and Bosch shower with bi-fold glass screen door, rainfall shower over with separate shower attachment, tiling surround and inset shelving with light, WC with push button flush and an oversized wash basin with mixer tap. Obscure glazed window. Heated towel radiator, extractor fan, shaver points and ceiling spotlights.

BEDROOM TWO 3.59 m x 3.06 m

Opaque glazed window to side aspect, plug sockets with USB charging points at bedside and dressing table areas with TV points, dimmable switches and ceiling spotlights. Carpeted with underfloor heating and thermostat controls.

BATHROOM 2.55 m x 2.1 m

Contemporary design with neutral tones and comprising of a Villeroy and Bosch three-piece white suite including a panelled bath with glass screen, rainfall shower attachment above, separate handheld shower attachment, oversized hand wash basin with mixer tap and WC with push button flush. Obscure glazed window to the side aspect. Heated towel radiator, shaver points, extractor fan and ceiling spotlights.

BALCONY 26.6 SQ.M

A large southerly aspect millboard timber decked balcony with glass balustrades, external lighting and accessed by sliding doors from the living space and master bedroom.



APARTMENT SIX - GROUND FLOOR (40.93 square meters total / 431 square feet)

LOBBY

Solid oak triple lock front door providing access to kitchen/dining/living area. Engineered oak flooring with underfloor heating throughout with thermostat controls and storage cupboard containing the electric RCD fuse box and BT Openreach box supplying Ultra-fast broadband.

OPEN PLAN LIVING AREA 5.51m x 3.38 m

Dual aspect with glass sliding door onto the private terrace.

KITCHEN

German engineered, and rigid built to order cabinets from 'Nobilis' with soft close doors and drawers as standard in Stone Grey. Worktop surfaces in Silestone 20mm Quartz in Miami Vena and Siemens appliances throughout, with 2-year warranties including: oven, washing machine/dryer, induction hob with inset extractor fan, fridge freezer and dishwasher. Silgranit sink in grey, and Stainless-steel dual level taps from Blanco - both with guarantees. PEFC Certified kitchen.

LOUNGE/DINING AREA

Sliding glass door onto a private 14.4 SQM private terrace with opaque window to the side aspect. Continuation of the underfloor heating with thermostat, TV points, sockets, ceiling spotlights and telephone entry system.

BEDROOM 3.39 m x 3.36 m

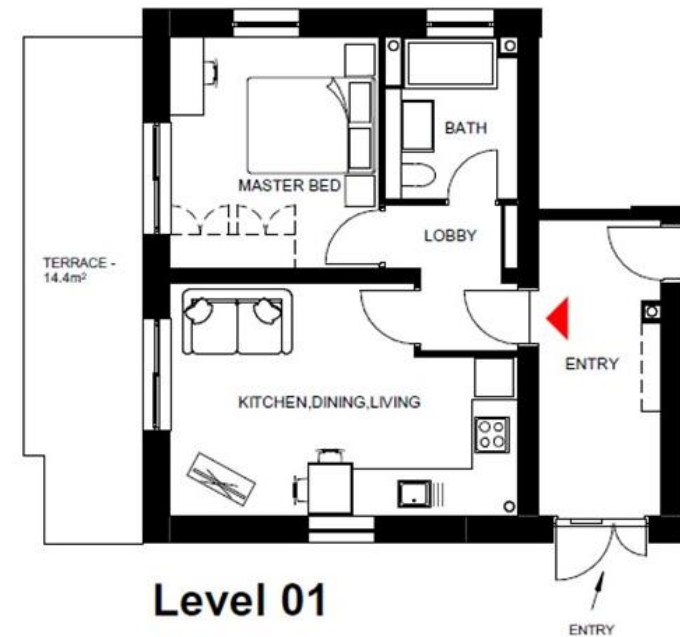
Dual aspect, Sliding glass door onto the private terrace with an opaque window to the side aspect. Sockets with USB charging points at bedside and dressing table areas with TV points, dimmable lights with ceiling spotlights. Carpeted flooring with underfloor heating and thermostat controls.

BATHROOM 2.45 m x 1.86 m

Contemporary design with neutral tones and comprising of a Villeroy and Bosch three-piece white suite including a panelled bath with glass screen, rainfall shower attachment above, separate handheld shower attachment, oversized hand wash basin with mixer tap and WC with push button flush. Obscure glazed window to the side aspect. Heated towel radiator, shaver points, extractor fan and ceiling spotlights.

TERRACE 14.4 sq.m

A private space with patio slabbed flooring, external lighting and a walled surround with side steps providing access to the parking area.



Level 01

APARTMENT 6

GIA - 40.93sqm

Terrace - 14.4sqm

APARTMENT SEVEN - GROUND FLOOR (39.49 square meters total / 425 square feet)

LOBBY

Solid oak triple lock front door providing access to kitchen/dining/living area. Engineered oak flooring with underfloor heating throughout with thermostat controls and storage cupboard containing the electric RCD fuse box and BT Openreach box supplying Ultra-fast broadband.

OPEN PLAN LIVING AREA 5.95 m x 3.93 m

Dual aspect with glass sliding door onto the private terrace.

KITCHEN

German engineered, and rigid built to order cabinets from 'Nobilis' with soft close doors and drawers as standard in Stone Grey. Worktop surfaces in Silestone 20mm Quartz in Miami Vena and Siemens appliances throughout with 2-year warranties including oven with induction hob, dishwasher and space for freestanding fridge freezer. Silgranit sink in grey and Stainless-steel dual level taps from Blanco - both with guarantees. PEFC Certified kitchen. Cupboard housing the gas combination boiler.

LOUNGE/DINING AREA

Sliding glass door onto a private 20.6 SQM private terrace with full height window to the side aspect. Continuation of the underfloor heating with thermostat, TV points, sockets, ceiling spotlights and telephone entry system.

BEDROOM 3.39 m x 3.36 m

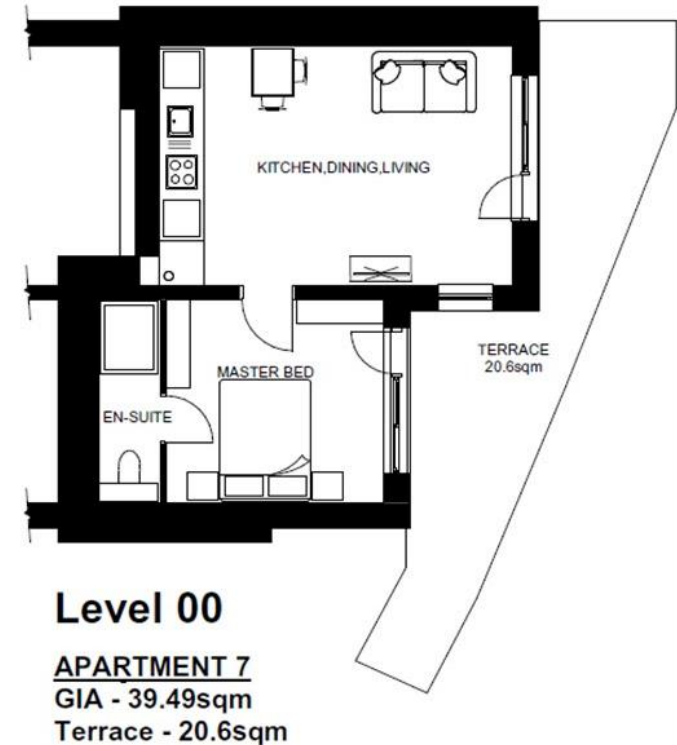
Dual aspect, Sliding glass door onto the private terrace with an opaque window to the side aspect. Sockets with USB charging points at bedside and dressing table areas with TV points, dimmable lights with ceiling spotlights. Carpeted flooring with underfloor heating and thermostat controls.

BATHROOM 2.45 m x 1.86 m

Stylish en-suite comprising of a Villeroy and Bosch shower with bi-fold glass screen door, rainfall shower over with separate shower attachment and tiling surround, WC with push button flush and an oversized wash basin with mixer tap. Heated towel radiator, extractor fan, shaver points and ceiling spotlights.

TERRACE 20.6 sq.m

A private, southerly facing terrace with millboard timber flooring, external lighting and wooden fencing. To the side there is a wooden access gate to the parking area.





THE CAPTAIN'S APARTMENTS

BY ROAD

Falmouth has excellent road links to the rest of Cornwall and beyond. It takes only 25 minutes on the A39 to reach Truro, while Penzance and St Austell are one hour away.

BY RAIL

Trains run from Falmouth's three stations - Falmouth Docks, Falmouth Town, and Penmere - to Truro every half-hour, taking 26-28 minutes. From there, mainline trains connect you with the rest of Britain and directly with London Paddington.

BY WATER

Take advantage of a combination of regular water taxis and park-and-float services to reach Truro, Flushing, and St Mawes across the River Fal.

BY AIR

Exeter Airport, serving a wide range of national and international destinations, is two hours away by car. Cornwall's Newquay Airport is only 50 minutes away.

CAR PARKING

All apartments have an allocated parking space with access rights to use an entry and exit road off St Michaels Resort. In addition, there is on street parking around Stracey Road, and the Beach car park is available nearby.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, 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 agreeing a sale and we will inform you of what we require prior to agreeing a sale.

FREEHOLD AND MANAGEMENT

999-year Leasehold. The Freehold of The Captain's Apartments will be collectively owned by the apartment owners with an equal share each, who will also be Directors of and control the management company that runs the development. This gives full control to the owners with a set service charge reviewed annually which will contribute towards the buildings insurance, window cleaning, external upkeep of the building and communal areas.

10 YEAR GUARANTEE AND PEACE OF MIND WARRANTY

Your new home is protected by a 10 year structural warranty by top provider, ICW building warranty <https://i-c-w.co.uk/services/residential-warranties>

ST MICHAELS RESORT

St Michaels Hotel & Spa has multiple awards including Cornwall Large Hotel of the Year (2023), South West Spa of the Year (2022), AA Top UK Spa (2023) and 5 Bubbles in the good spa guide. St Michaels Resort can market and manage your property for holiday letting purposes and have a proven track record in so doing, being the holiday let manager for around half of the apartments in The Liner development. As an owner you'll enjoy use of the resort facilities, operational management and total customer care, and a great return on investment.

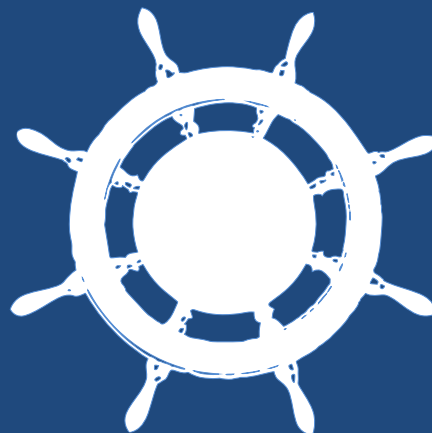
SERVICES

Mains electricity, gas, water and drainage with private soakaway. Underfloor heating wet system throughout the apartments. Superfast fibre optic broadband (subject to subscription and speeds with broadband providers).

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

COUNCIL TAX BAND – TBC EPC: B for all apartments



For more information call 01326 319767, or head to our website
www.heather-lay.co.uk

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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.