



12 THE STRAND

Flat 12, The Strand Cliff Road, Falmouth

Guide Price £595,000



Heather & Lay
The local property experts

- Prime corner, 2nd floor seafront apartment
- Two double bedrooms; master sea facing with en-suite
- Fabulous sea and coastal views
- Exclusive, secure gated, modern development
- Generous living/dining room to balcony
- Designated parking space
- Beautifully kept gardens and grounds

THE LOCATION

Completed in 2003 on the former site of the fine Victorian Carthion Hotel, The Strand is one of the most sought after and exclusive developments on Falmouth's seafront and, consequently, anywhere along the extensive south Cornish coastline. The Strand is set within secure, walled and attractively landscaped gardens, which are well stocked and beautifully tended. The development occupies a prominent position, directly fronting Cliff Road, facing south, enjoying magnificent, uninterrupted, 180 degree views along the seafront, from Pendennis Castle and Point, across Falmouth Bay, to the unspoilt shoreline of The Lizard Peninsula, from the mouth of the Helford River to the infamous Manacles reef. The seafront joins the coastal path leading to the Helford River and beyond, providing spectacular walks, through areas of outstanding natural beauty. A short walk from the apartment will take you along the seafront to Falmouth town and harbourside with its eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink. Events Square has created a vibrancy to the harbourside and is a remarkable success with its quality food, fashion and sailing wear shops. The square hosts events throughout the year, such as the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival as well as big name attractions.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







THE PROPERTY

12 The Strand is an exceptional and immaculate apartment in a prime corner position set on the first floor from the rear and parking space, whilst it is second floor on the seaward side, giving fantastic elevated views. Proportions within are excellent with two double bedrooms, the sea facing master bedroom with French doors to a Juliette balcony. The living dining room is spacious and bright, with a truly spectacular outlook over bay and coast. There are two tiled bath/shower rooms and a generous fitted kitchen with appliances and space for a small table and chairs. The development is off Emslie Road through electronic gates into a secure courtyard where number 12 has a prime, designated parking space and easy, level access to a communal well lit and maintained entrance foyer. Access to the apartment is by step free lift or wide and spacious staircase. This quality development is beautifully presented and well run with a management organisation ensuring high standards of presentation and maintenance to provide an ideal

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Communal front door with entry phone and door release to

COMMUNAL ENTRANCE FOYER

Night storage heating, timed courtesy lighting, fire alarm system. Lift access and turning staircase to the upper and lower floors. Front door with spy hole into....

ENTRANCE HALLWAY

Radiator, spotlight ceiling. Coat hooks. Cupboard housing electric meter and trip switches. Doorway to...

INNER HALLWAY

16' 3" x 3' 2" (4.95m x 0.97m)

Video entry phone, remotely releasing and allowing entrance to the main gate and front door of the building. Radiator. Power points. Spot lit ceiling. Central heating thermostatic control. Doors to two bedrooms, kitchen/breakfast room and bathroom. Double doors into.....





LIVING/DINING ROOM

22' 6" x 14' 6" (6.86m x 4.42m)

reducing to 13' 8" (4.17m) A superb room directly overlooking the sea with twin powder coated double glazed doors and fixed a side pane accessing the balcony and allowing the most spectacular views into Falmouth Bay, along the seafront and coast from Pendennis Point and Castle in the east and to the Manacles 6 miles to the south. Obscured double glazed window to side, two radiators, spot lit ceiling, TV, FM aerial, telephone and satellite television point (subscription required).

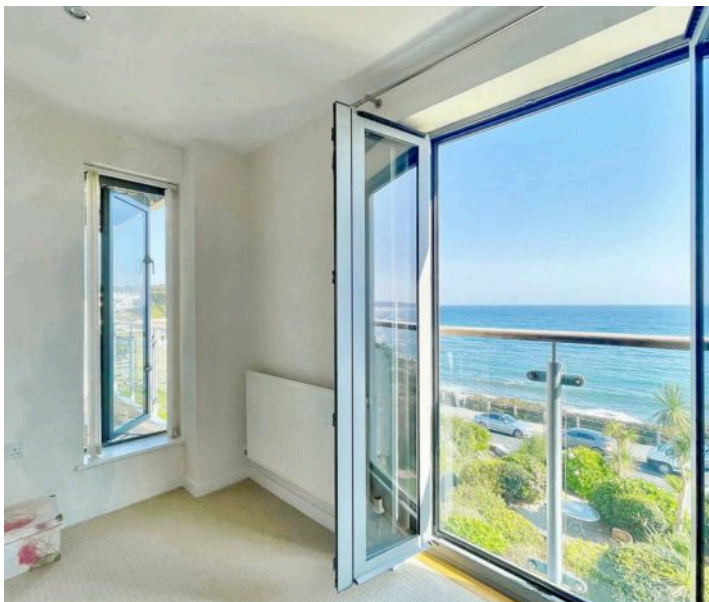
BALCONY 13' 4" x 5' 5" (4.06m x 1.65m)

With spectacular 'front row' views of the sea and coastline beyond.

KITCHEN/BREAKFAST ROOM

13' 7" x 8' 6" (4.14m x 2.59m)

Double glazed powder coated window to rear into lightly wooded Emslie road. Wooden fronted range of base and eye level cupboards with worktops and inset one and a half bowl sink and drainer with mixer tap. Built in NEFF stainless steel oven, grill, gas hob and extractor. Dishwasher and washing machine. Space for fridge/freezer. Radiator. Partial wall tiling, ceiling and under pelmet lighting. Power points. Cupboard housing 2021 installed Worcester combination boiler, fuelling radiator central heating and hot water supply.



BATHROOM

Ceramic floor and wall tiling. White three piece suite comprising low flush WC, wash hand basin and bath. Mira electric shower over. Heated towel rail. Spotlit ceiling. Vent - Axia extractor, fitted mirror. Shaver point.

BEDROOM ONE

15' 4" x 12' 8" (4.67m x 3.86m)

A glorious position and outlook with powder coated double glazed French doors onto a Juliette balcony overlooking The Strand's colourful garden, Falmouth seafront and out to sea. Double glazed windows looking through the balcony to seafront, Pendennis Castle and Point, coast and sea. Space for wardrobe and hanging space. Radiator. Spot lit ceiling. Telephone and power points.



EN SUITE

Ceramic floor and wall tiling. White suite comprising low flush WC, wash hand basin, walk in shower cubicle with Mira boiler fed shower. Heated towel rail. Spot lit ceiling. Vent - Axia extractor, fitted mirror. Shaver point.

BEDROOM TWO

11' 7" x 10' 9" (3.53m x 3.28m)

Powder-coated double-glazed window to side and rear into Emslie Road. Space for wardrobe and chest of drawers. Radiator, power points, telephone point. Spotlit ceiling.

TENURE

Leasehold 999 years commencing 30th June 2002. Share of the freehold. No Pets are permitted at The Strand. The development is managed by Belmont Property Management. Service Charge for 2024 for apartment 12 is £3,136 p.a. (including Buildings Insurance).

COMMUNAL GARDEN

Beautifully stocked and well maintained with shaped lawn, shrub and herbaceous borders and pedestrian gate for the residents, opening onto Cliff Road and the seafront.

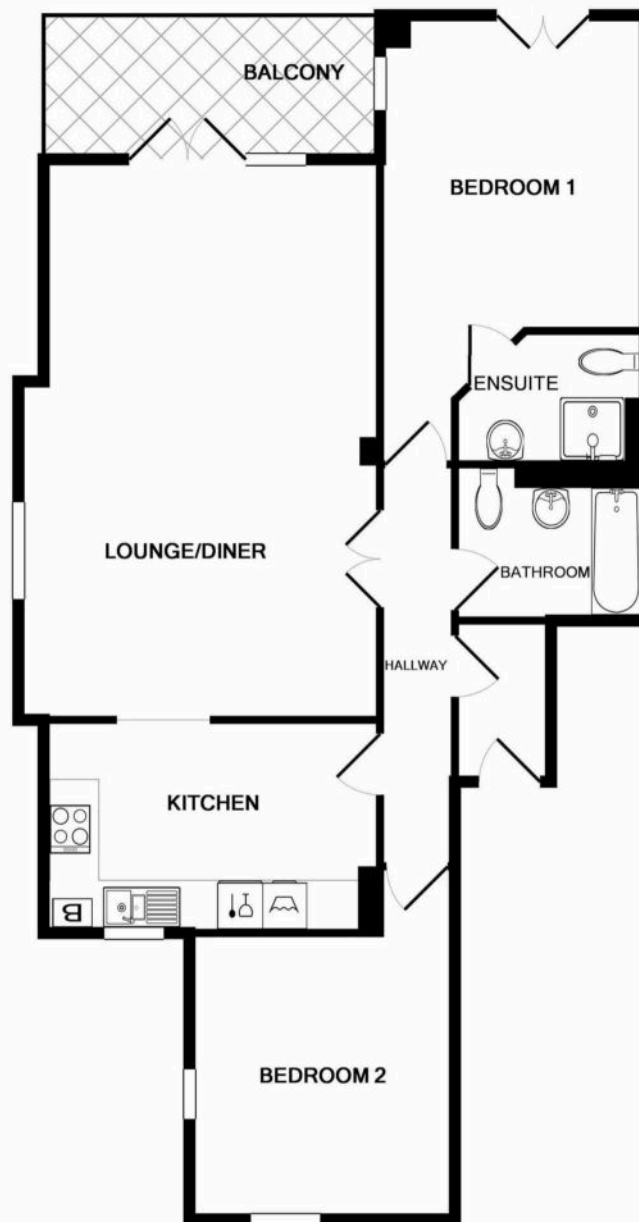
REAR COURTYARD/PARKING AREA Highly secure, completely enclosed by high walling and decorative railing. Electronic gated entrance, concealed bin store with outside water tap. Allocated parking space, gravelled borders and a pathway to the side.
STORAGE On the lower ground floor is a room set aside for owners in which number 12 has an area to store possessions.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage



FLAT 12, THE STRAND, CLIFF ROAD, FALMOUTH, CORNWALL, TR11 4AP.
TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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