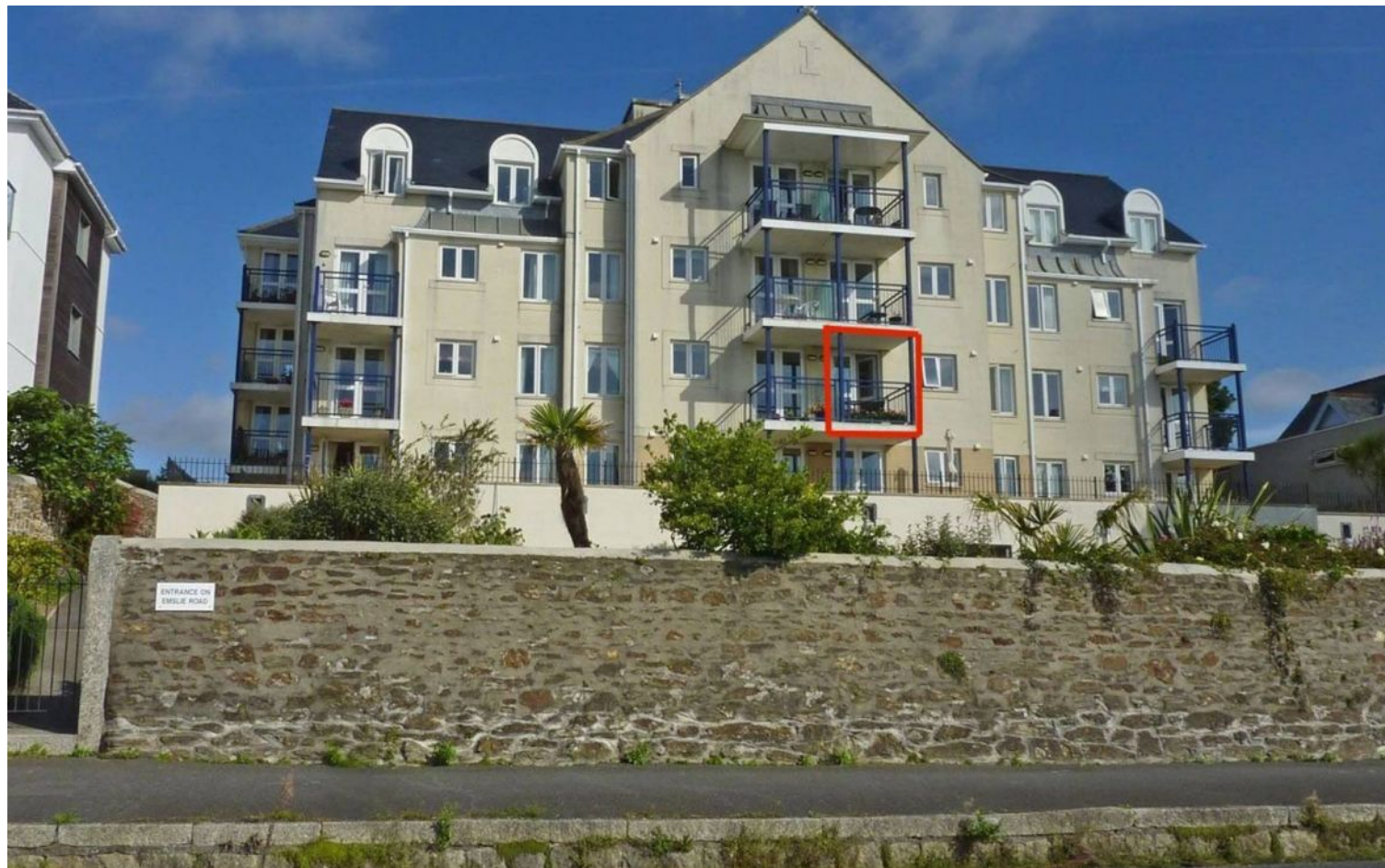




Flat 15, Carnes Court Emslie Road, Falmouth

Guide price £220,000 Leasehold

A superb and well-presented, one bedroom, first floor, lift served apartment set within this intimate McCarthy & Stone retirement development just moments from Falmouth's seafront and beaches. In a prime, sea-facing position, with kitchen, 15' bedroom, living room and balcony with ever-changing views overlooking Falmouth Bay, seafront and coast. Independent Living with the reassurance of a 24 hour care line, house manager and resident's lounge. Use of landscaped communal gardens. Parking space.

THE PROPERTY

Carnes Court is a McCarthy and Stone retirement development enjoying a front row position, set along Falmouth's seafront and accessed from Emslie Road. This relatively intimate scheme of just 29 apartments is enviably situated just moments from the sea. Number 15 is in a prime position right at the front, facing south and east. The apartment is first floor, with a glorious outlook from Pendennis Castle to the Manacles and all that is in between. The apartment has a 15' bedroom with superb, walk-in wardrobe, a 22' lounge/dining room and kitchen, all facing the sea. An exciting feature is number 15's sea facing covered balcony, providing a breathtaking spot to enjoy the view and absorb the seafront's atmosphere. There is a good storage space within, windows are UPVC double glazed and warmth is provided by electric night storage heaters. Off road parking is available within Carnes Court car park. The development benefits from a 24 hour care line, security system, lift and a house manager. A comfortable residents lounge and a guest suite is available. The development is well maintained and landscaped, with sea facing communal gardens and off road parking space.



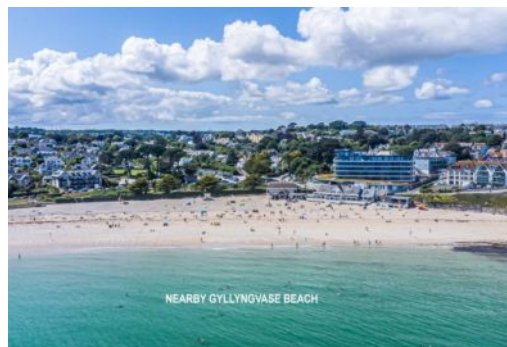
- Superb and very well-presented sea facing, McCarthy & Stone retirement apartment
- First floor, lift served
- Prime position with exciting ever-changing views
- Balcony overlooking Falmouth Bay, seafront and coast
- 15' bedroom, living room & kitchen
- 24 hour care line, security video entry system, House manager
- Use of landscaped & tended communal gardens
- Parking space

Tenure: Leasehold

EPC Energy Efficiency Rating: B

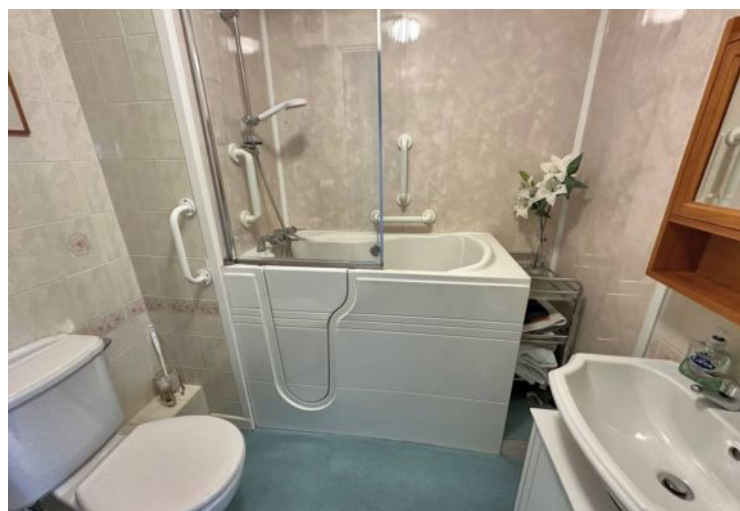
Council tax – D

Services: Mains electricity, water & drainage



THE LOCATION

Carnes Court is a McCarthy and Stone retirement development enjoying a front row position, set along Falmouth's seafront and accessed from Emslie Road. This is a peaceful, tranquil spot whereby one is so close to the water that you can hear the lap of the waves on the shore of the beaches below. You have a choice of the secluded sandy beaches of Castle and Tunnel or a short walk away is the ever-popular Gyllyngvase complete with its chic, bustling café and safe swimming waters. Along the seafront is an array of architecture and building, all added to over the years with careful consideration of the desirability of the area and now providing various places for dining and leisure activities. A short walk away is Falmouth centre – a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. The town and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty Festivals as well as many big name attractions.



ACCOMODATION COMPRISES

(ALL DIMENSIONS ARE APPROXIMATE) Panelled front door with spyhole into...

HALLWAY

Alarm, entry phone and door release. Electric meter and consumer unit cupboard, painted panelled doors to bedroom, lounge/dining room (through to kitchen) to shower room and airing cupboard (with hot water tank and slatted shelves)

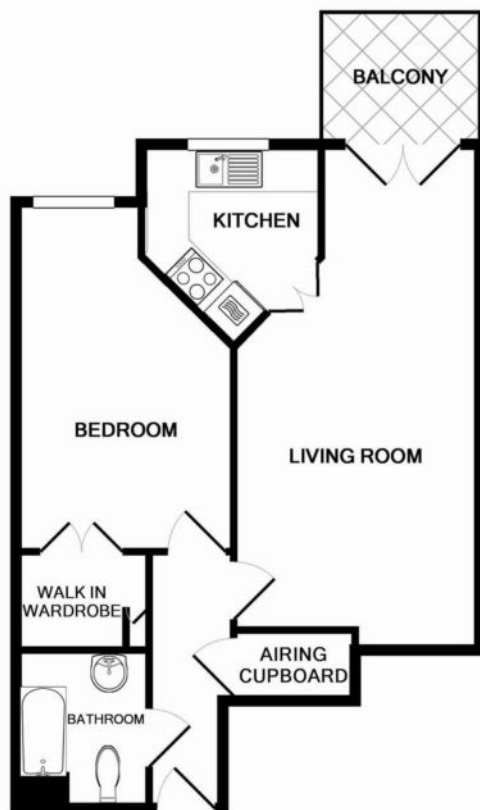
LOUNGE/DINING ROOM

22' 0" x 10' 6" (6.71m x 3.20m)

Glorious uninterrupted views via French doors, through the balcony to Falmouth Bay and coast. Electric night storage heaters, TV, telephone and power points. Fireplace surround with inset stainless steel pebble effect fire. Double multipane doors to kitchen.

BALCONY

Covered with tiled flooring, light, painted balustrade and frosted glass screen for privacy from neighbouring balcony.



FLAT 15, CARNES COURT, EMSLIE ROAD, FALMOUTH, CORNWALL, TR11 4BY.
TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.8 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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KITCHEN

7' 7" x 6' 10" (2.31m x 2.08m)

UPVC double glazed window to exceptional seafront, bay and coastal views. "White, gloss, flush fronted units at eye and base level with roll top work surfaces and inset stainless steel sink and drainer. Space and plumbing for washing machine, fridge and freezer. Built in electric hob, extractor, oven and grill.

BEDROOM

15' x 9' 3" (4.57m x 2.82m) reducing to 5' 4" (1.63m) Again lovely views over Carnes Court gardens to seafront, bay and coast via UPVC double glazed window. Superb, walk-in wardrobe with shelves and hanging rail. Electric night storage heater, TV and telephone point and FM aerial point.

SHOWER ROOM

Refitted room in white comprising low flush WC, wash hand basin and over sized walk-in 'Mercury' shower/bath with seat. Heated towel rail, extraction fan, full ceramic wall tiling.

TENURE

Leasehold – 125 years from 2000. A management company (First Port) has been appointed by McCarthy & Stone to maintain the communal areas, employ the house manager and provide building insurance. For this service there are annual charges currently £3231.32 (£1615.66 twice yearly) The annual ground rent is £713.88 (£356.94 twice yearly) per annum.

AGENTS NOTE

It is a condition of purchase that residents are over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55.

Heather & Lay
The local property experts

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.