



## Flat 31, Bay Court Cliff Road, Falmouth

Guide Price £220,000 Leasehold

McCarthy & Stone retirement flat with two double bedrooms, large sitting room and modern shower room. Offered to the market with no onward chain. Do please watch our video tour for detailed information.

**Heather & Lay**  
*The local property experts*

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- Purpose built retirement accommodation
- First Floor Apartment
- Two double bedrooms
- 24 hour careline & house manageress
- Friendly atmosphere
- Owners communal lounge
- Parking
- Pretty gardens
- Very close to the sea

#### THE PROPERTY

Purpose built in 1996 by well-respected experts McCarthy and Stone this retirement apartment block is run by First Port who are well known and respected and with a long history of similar developments. Much of the appeal of these retirement apartments is the security and reassurance they offer. The complex benefits from a 24-hour care line, security entry system, lift and a lovely house manager, Marie. The large residents' lounge and entrance area have recently been renovated. 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. There is also a guest apartment for visiting family available at a small fee. This very nice property gives the owners and family peace of mind and a lovely environment to relax in.

#### THE LOCATION

Bay Court is incredibly well located in a prominent position along Falmouth's seafront. It is set in lovely, landscaped gardens, moments from the coastal path and beaches. This location is exciting and uplifting, and with a bus stop outside, the town and harbourside are within easy reach. Falmouth is renowned for its beautiful period buildings and has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains. Many high-quality galleries showcase local talent. It is famed for its many festivals and regattas. Falmouth's beaches are just a few minutes' walk away. Bay Court is on the Southwest Coastal Path and less than a mile from Henry VIII's Pendennis Castle. The Princess Pavilion with cafe, gardens and theatre can be accessed through a gate in the car park (see first picture). Falmouth Town Station, only 10 minutes' walk away, provides a convenient link to the mainline at Truro for Exeter and London Paddington. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.

Council Tax band: TBD

EPC Energy Efficiency Rating: B

SERVICES: Mains electricity, water & drainage.



#### **ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)**

A communal entrance with security access is located at the side of the building, just off the residents' car park (unlimited parking). In the main entrance hall is the office for Marie (House Manager) and access to the residents' lounge and lift.

#### **ENTRANCE HALLWAY**

A large and welcoming area with doors leading to each room plus two storage cupboards.

#### **LIVING/DINING ROOM**

A great room that is flooded with natural light from the large Westerly facing window at the dining end. Electric wall heaters, TV aerial point, telephone point, wall lights. Emergency pull cord system. Glazed folding door to.....

#### **KITCHEN**

Perfectly designed with fitted units and plenty of useable worktop with inset stainless steel sink and drainer. Tiled splashback. Fitted appliances include electric oven, four-ring electric hob, with extractor unit over. Space for fridge and freezer window to rear with view over the communal gardens. Wall mounted fan heater. Emergency pull cord system.

#### **BEDROOM ONE**

Good size with window facing West. Large mirrored wardrobe. Wall lights, electric wall heater, pull-cord alarm. Telephone point.

#### **BEDROOM TWO**

A spacious room, with window facing West to enjoy the evening sunshine. Wall lights, wall mounted electric heater, emergency pull cord system

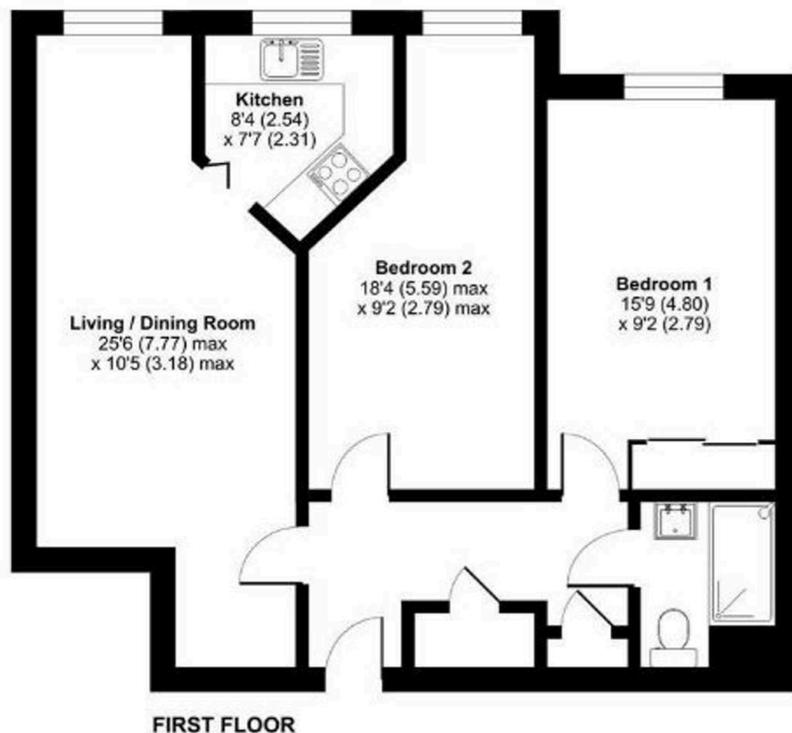
#### **SHOWER ROOM/WC**

Updated with modern large shower cubicle with sliding doors. Low flush WC, sink with vanity unit under. Mirror, heated towel rail, extractor fan, electric fan heater.

## Bay Court, Cliff Road, Falmouth, TR11

Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



### RESIDENTS' LOUNGE

Great social meeting space with balcony overlooking Falmouth Bay.

### LAUNDRY ROOM

Located at ground floor level and available to all residents. Prospective purchasers should be made aware that all costs for the washing and drying facilities are included within the maintenance charge.

### COMMUNAL GARDEN

Bay Court stands in attractively landscaped and well tended gardens, featuring lawned areas with mature shrub borders and sitting-out areas with stunning views across Falmouth Bay.

### PARKING

Communal residents parking is located on one side of the development, accessed from Cliff Road, subject to application from the house manager.

### TENURE

Leasehold: 125 years commencing 1996. Ground rent: £586.18 per annum. Service charge: £4437.38 per annum to include building insurance, upkeep of all communal areas, window cleaning, live-in house manager, 24 hour emergency line, repairs and general maintenance, reserve fund, water, drainage and professional services. 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.

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