



## Flat 11, Bay Court Cliff Road, Falmouth

Guide price £275,000 Leasehold

Sea facing two bedroom purpose built McCarthy and Stone flat with covered balcony and four rooms with sea view windows!

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

Residential Sales 01326 319767  
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN  
www.heather-lay.co.uk





- Super McCarthy and Stone flat
- Two double bedrooms
- Sea view from four rooms
- Covered balcony
- 24 hour on-call care alert system
- In house manageress
- Communal lounge
- No onward chain

### THE PROPERTY

Bay Court is a purpose built over 60's development on Falmouth seafront. Plenty of parking available on site and easy access. Communal residents' lounge makes a great social life to enjoy should one wish. A lovely lady is the house manageress (Marie) who is always wearing a smile and has a "can-do" attitude. Each flat has red cords in all rooms to offer safety/security should the resident fall or be ill. The flat itself is one of the best, being on the west side of the building with an extra window in the sitting room and with a good sized covered balcony to sit and enjoy the sea, gardens and headland. There are sea views from the sitting room, kitchen and both bedrooms. The bathroom has been updated to now include a great walk-in bath. All is nicely presented and ready to be occupied straight away. There is easy access and plenty of available parking on site. Being sold with no onward chain.

### 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.



#### ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) There is a communal entrance with seating on the ground floor. Entry to Bay Court by guests is via the call system to each individual flat. A lift gives access to all flats.

#### ENTRANCE HALL

Once in through the front door of the flat you enter into the hallway where there are doors to each room, a guest WC and store cupboard.

#### SITTING ROOM

Nice and bright due to the glazed door out to the balcony and a westerly facing window to the side. A very good sea view is on offer from a seating position and the room is large enough to accommodate both a three piece suite and dining table with chairs. A door leads into.....

#### KITCHEN

A compact kitchen contains built-in oven and hob and plenty of work surface with everything to hand. The sink sits under the window with such a great sea view washing the dishes wouldn't be a chore. White goods available at a separate negotiation.

#### BEDROOM ONE

Double room with built-in wardrobe and sea view.

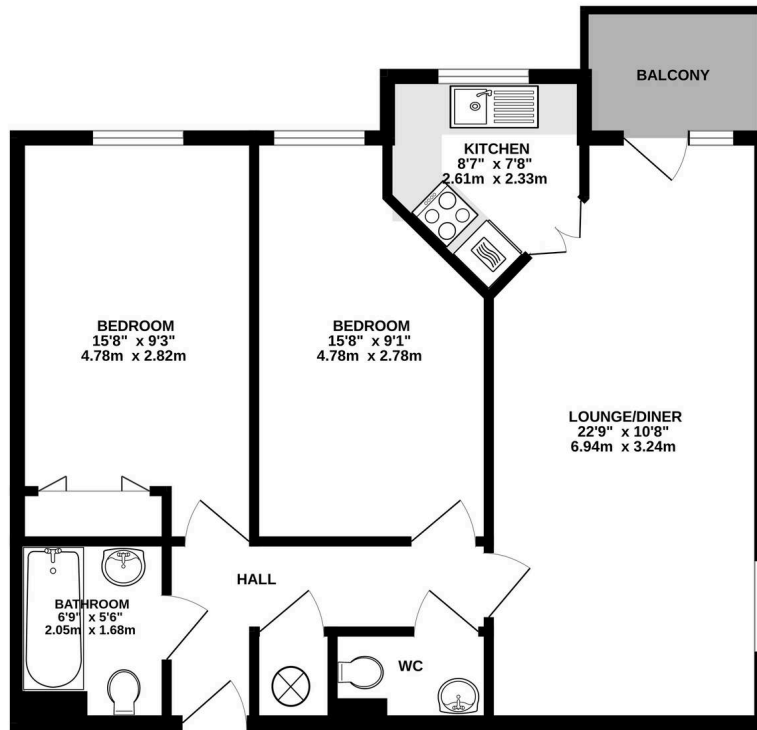
#### BEDROOM TWO

Another double room with sea view.

#### BATHROOM

Very cleverly designed with "walk-in" bath. WC and hand basin.

GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA - 674 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2020

**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: currently May 2026 £586.18 per annum. Service charge currently May 2026: £4889.36 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.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, water & drainage

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.

