



## Flat 52, Bay Court Cliff Road, Falmouth

£145,000 Leasehold

One bedroom flat within this McCarthy and Stone development on Falmouth seafront. With views over the side garden and no onward chain.

**Heather & Lay**  
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## THE PROPERTY

Over the years we have sold many of these flats and once again we are delighted to bring to the market a rather nice one bedroom flat with a pleasing view over the garden to the side. Unusually the sitting room is almost square in shape which makes furnishing easy and also floods the flat with plenty of natural light. The kitchen has been designed to help those who are of an age and therefore it isn't large but does have all one would need and at touching distance. The bedroom is a large double and has plenty of room for both the bed and possibly an office area (should one be required). The bathroom is well-presented but we expect the new owner to replace this with a more useable shower room.

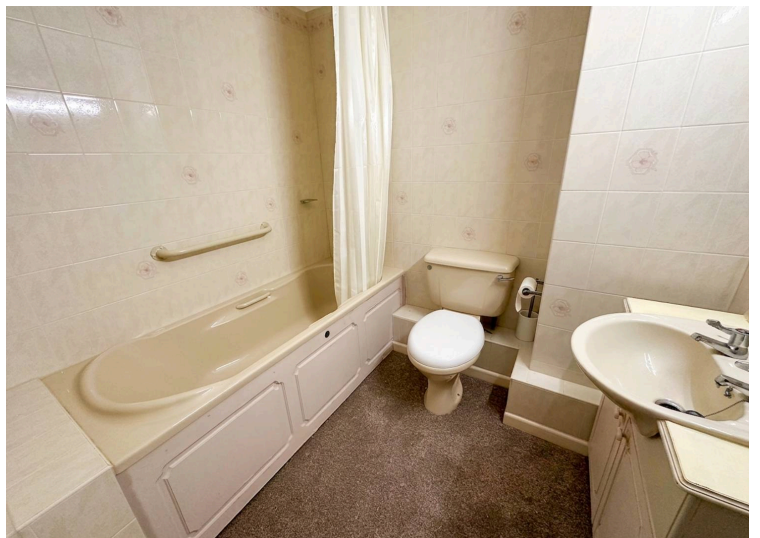
There are many reasons why someone would want to live at Bay Court, one is peace of mind of course, both for the person who occupies the flat and for the family knowing that their mum or dad is safe, secure and has the helpline cord should they need it. Also at Bay Court there is a really nice house manageress called Marie, we think she's lovely and very friendly. At the development there is a social lounge where owners can meet and socialise should they like to. Or, owners could meet with their family here. There is also an on-site guest apartment for friends and family use, this flat is very reasonably priced and of great help.

Number 52 is being sold with no onward chain and we have produced a detailed walk-through, talk-through video tour so do please click on the link as it will give you a good amount of information to help on deciding to come to view.

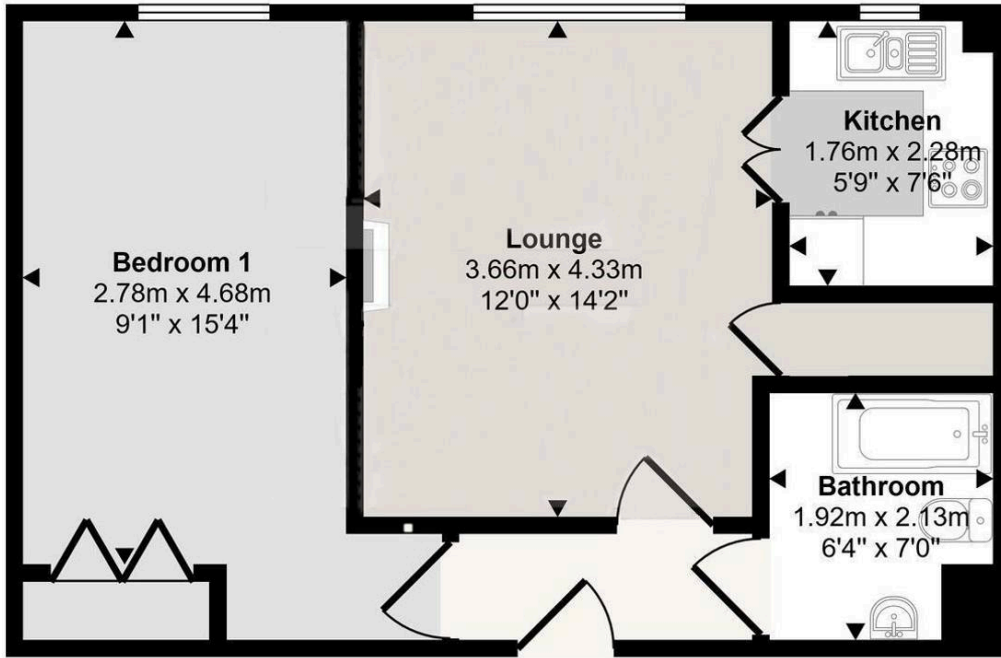
## THE LOCATION

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. 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.

- One double bedroom flat
- Nice, square sitting room with views over the garden
- Designed with thought and help of persons of an age
- Over 60 Age Restriction
- House manageress on site
- 24 helpline pull cord system
- Residents social and community Lounge
- Guest suite available in house
- Flat walk along the seafront
- No onward chain



Approx Gross Internal Area  
45 sq m / 483 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

SEVICE CHARGE: £3194 per annum payable in six-monthly instalments.

GROUND RENT: £520 per annum payable in six-monthly instalments.

EPC: B

Council Tax band: C

Tenure: Leasehold



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.

