

FOR SALE



Cliff Court, Pikes Hill
Guide Price £210,000

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- LOVELY SEA VIEWS
- FIRST FLOOR FLAT
- ALLOCATED PARKING
- CENTRE OF FALMOUTH
- 15 MINUTE WALK TO GYLLY BEACH!

A well-presented, two bedroom, first floor apartment in this small purpose-built development, benefitting from an allocated parking space and some lovely sea views.

A well-presented first floor apartment in this purpose-built development of nine. Accommodation comprises, an open-plan living / dining room which leads through to a fitted kitchen, two bedrooms and a bathroom. The apartment benefits from an allocated parking space and some lovely sea views from the lounge and principal bedroom.

Cliff Court is nicely tucked in-between Wodehouse Terrace and Gyllyng Street on Pikes Hill, a little known, elevated road with pedestrian and vehicle access leading from the end of New Street (off Swanpool Hill). The apartment can



be accessed on foot via a pedestrian walkway which joins Pikes Hill. The allocated parking space is located on the East side of the building.

Cliff Court is in a fantastic location, just a 5 minute walk to Arwenack Street and Custom House Quay, and around a 15 minute walk to Gyllngvase Beach, with an abundance of shops, cafes and other amenities virtually 'on your doorstep'.

Share of Freehold

Lease - 999 years from 1 December 2010

Service Charge : £30 per month / £360 per annum

Gas Central Heating & Hot Water

Mains Gas, Electricity, Water and Sewage

Council Tax Band B

EPC C

462 sq ft / 43 sq m

LOCATION :

Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK. Additionally, Falmouth is also a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.





Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF

T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>

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