



12 The Liner Cliff Road, Falmouth

Guide Price £575,000 Leasehold with share of Freehold

Take in the wonderful sea views across Falmouth's Gyllyngvase Beach from this fabulous two-bedroom, first floor apartment. High specification open plan, modern, stylish, and currently a very successful holiday let. This apartment could also be a "home" and pets are allowed!

THE LOCATION Situated in Falmouth's premier seafront location, commanding breath-taking views of Falmouth Bay from Penance Point to Henry the VIII's Pendennis Castle, this development is perfectly placed to enjoy all the south Cornish coast has to offer, from the sub-tropical gardens to the award-winning nearby beaches. The development occupies a prominent position, directly fronting Cliff Road, facing south, enjoying magnificent views along the seafront, from Pendennis Point, across Falmouth Bay, to the unspoilt shoreline of The Lizard Peninsula, from the mouth of the Helford River to the infamous Manacles reef. The seafront joins the coastal path leading to the Helford River and beyond, providing spectacular walks, through areas of outstanding natural beauty. A short walk from the apartment will take you along the seafront to Falmouth town and harbourside with its eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink. The Events Square has created a new vibrancy to the harbourside. Events Square is a remarkable success with its quality food, fashion and sailing wear shops. The square hosts events throughout the year, such as the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival as well as many big name attractions.



- Two bedroom apartment
- Sea views
- Lift served
- Allocated secure parking
- Currently a successful holiday let
- Home or investment
- No onward chain

EPC Energy Efficiency Rating: B

Council Tax = Small Business Rated

SERVICES

Mains water, electricity, gas, drainage and telecommunications.

TENURE

Leasehold (with share of freehold). Lease 999 years from 2019



THE PROPERTY It took many years of planning and building to produce "The Liner", situated on Falmouth seafront and a stone's throw from the wonderful Gylly beach. Unlike lots of modern buildings that are wood framed, the liner is made of pre-stressed concrete and one can tell by how quiet the apartments are inside. A lift or staircase takes you to number 12 and once in all is light, modern, and welcoming. Currently, a holiday let investment and tastefully decorated and dressed to suit that market (fixtures and fittings are available to purchase if the new owner wishes to continue with holiday letting). The location has proven to be very popular and the apartment is currently managed and let by Wendy and her team at the St Michaels hotel. The balcony is a good size and gives views of the sea. No onward chain.

AGENTS NOTE Currently a very successful holiday let so the person viewing would have to view during holiday "change over times". The fixtures and fittings can be purchased at an additional cost. The owners of number 12 have purchased a share of the freehold, this will be transferred to the new owner.

ACCOMMODATION IN DETAIL (All measurements are approximate). Access is gained at the "front door" which has a video phone entry system. This leads into the atrium where a door leads to stairs or lift. Off the atrium, there is a "Surf Store" to keep water sports equipment and more.

COMMUNAL ENTRANCE Individual post boxes. The apartment is served via stairs and lift from the lower parking level as well as the main entrance located opposite Gyllyngvase Beach at the front of the development and the rear courtyard entrance. Front door leads into

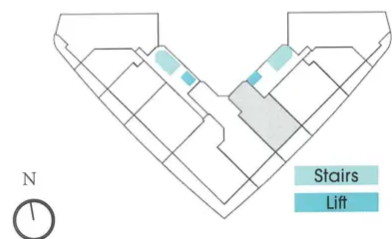
ENTRANCE HALLWAY With doors leading to the kitchen/living/dining room, master bedroom, bedroom 2, the family bathroom, plus double doors opening to a utility cupboard housing a washer/dryer. Video entry door access.

KITCHEN/LIVING/DINING ROOM 26' 1" x 11' 1" (7.95m x 3.38m)

Lovely room with large glass sliding doors out to a private balcony. Sitting room end nearest the balcony, dining to the middle and kitchen to the rear of the room. The kitchen is German made and top quality with a range of integrated appliances including Bosch fridge/freezer, Bosch microwave, Bosch oven and induction hob with extractor over, Bosch dishwasher and wine cooler. White Silestone work surface and inset sink. Underfloor heating. Data, satellite and TV aerial point. Telephone point.



1ST FLOOR - APARTMENT 12



Heather & Lay ¹⁶
The local property experts

BEDROOM ONE 14' 0" x 10' 0" (4.27m x 3.05m) A good size room with access to the Balcony via sliding patio door. Built-in wardrobe. Power points. Data and TV points. Carpet flooring.

EN-SUITE 7' 7" x 5' 2" (2.31m x 1.57m) Contemporary style white sanitary ware, wall mounted controls, oversized shower cubicle with clear glazed shower screen and rainfall shower head. Push button WC with soft close lid, wall-mounted hand wash basin, porcelain tiling, heated towel rail, mirror and ceiling spotlights. Shaver point. Extractor.

BEDROOM TWO 11' 2" x 14' 3" (3.40m x 4.34m) (reducing to 8'4"). A double bedroom is currently set up as a twin. Ceiling spotlights, power points. Data and TV points. Carpet flooring. Built-in wardrobe.

BATHROOM 8' 2" x 5' 8" (2.49m x 1.73m) Contemporary style white sanitary ware, panelled bath with shower over and clear glazed shower screen, push button WC with soft close lid, wall mounted hand wash basin with mixer tap, heated towel rail, mirror, ceiling spotlights. Shaver point. Extractor.

BALCONY 21' 8" x 8' 9" (6.60m x 2.67m) balcony is currently set up with dining table and four chairs, outside sofa and coffee table. Full-height opaque glass privacy screens between balconies, clear glass to front, resin finish floor. External lighting.

NOTE There are no restrictions in the lease regarding letting out the property. It can be used as a main residence, second home, long term let or holiday let. The building has a 10 year Buildzone warranty. Fibre optic internet connection. Heating & hot water - gas fired (wet system) underfloor heating throughout, separate heated towels rail in bathrooms and en suites. Underfloor heating and hot water via a centralised plant room with gas fired boiler system, each apartment has an individual usage meter. Heating & hot water - gas fired (wet system) underfloor heating throughout, separate heated towels rail in bathrooms and en suites. Underfloor heating and hot water via a centralised plant room with gas fired boiler system, each apartment has an individual usage meter. Management Company : Penina Property Management : Ground Rent and Service Charge £2,857.92 p.a. (current 2024)