



33 The Liner Cliff Road, Falmouth

Guide Price **£725,000**

Heather & Lay
The local property experts

33 The Liner Cliff Road

Falmouth

One of the most amazing apartments at the liner. Not only does number 33 have a huge balcony but both bedrooms access the balcony as does the sitting room and all three have superb views across the bay! Currently, a very successful holiday investment let and managed through St Michaels hotel. Located on the third floor with views over the beach, out to the castle and the Manacles.

Tenure: Leasehold

- Envidable third-floor position
- Two double bedrooms accessing the balcony
- Very large balcony
- Beautifully presented
- Currently successful holiday investment
- 180-degree bay views
- Dedicated parking space

EPC: B

COUNCIL TAX: Small Business Rated

TENURE

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

SERVICES

Mains electricity, water, gas, drainage and telecommunications.



AGENTS NOTES

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 £3,456.13 p.a (current 2023).

NOTE

Currently, a very successful holiday let so the person viewing would have to view during holiday "change over times".





ACCOMMODATION IN DETAIL (All measurements are approximate).

Access is gained at the “front door” which is 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” where each apartment has a storage cage to hold 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, and a further door leading to a cloak's cupboard. Video entry door access.

KITCHEN/LIVING/DINING ROOM

26' 1" x 11' 5" (7.95m x 3.48m)

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. Karndean flooring, under floor heating. Data, satellite and TV aerial point. Telephone point.







BEDROOM ONE 14' 7" x 9' 8" (4.45m x 2.95m)

A good size room with access to the Balcony via sliding patio door. Built-in wardrobe. Power points. Data and TV points. Carpet flooring. Sea view from the bed!

EN-SUITE 7' 8" x 5' 6" (2.34m x 1.68m)

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 14' 9" x 9' 10" (4.5m x 3m)

A double bedroom is currently set up as a twin with access to Balcony via a sliding patio door. Ceiling spotlights, power points. Data and TV points. Carpet flooring. Built-in wardrobe. Sea view from the bed!

BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m)

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 32' 3" x 9' 7" (9.83m x 2.92m)

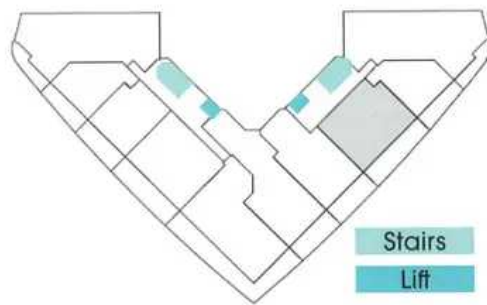
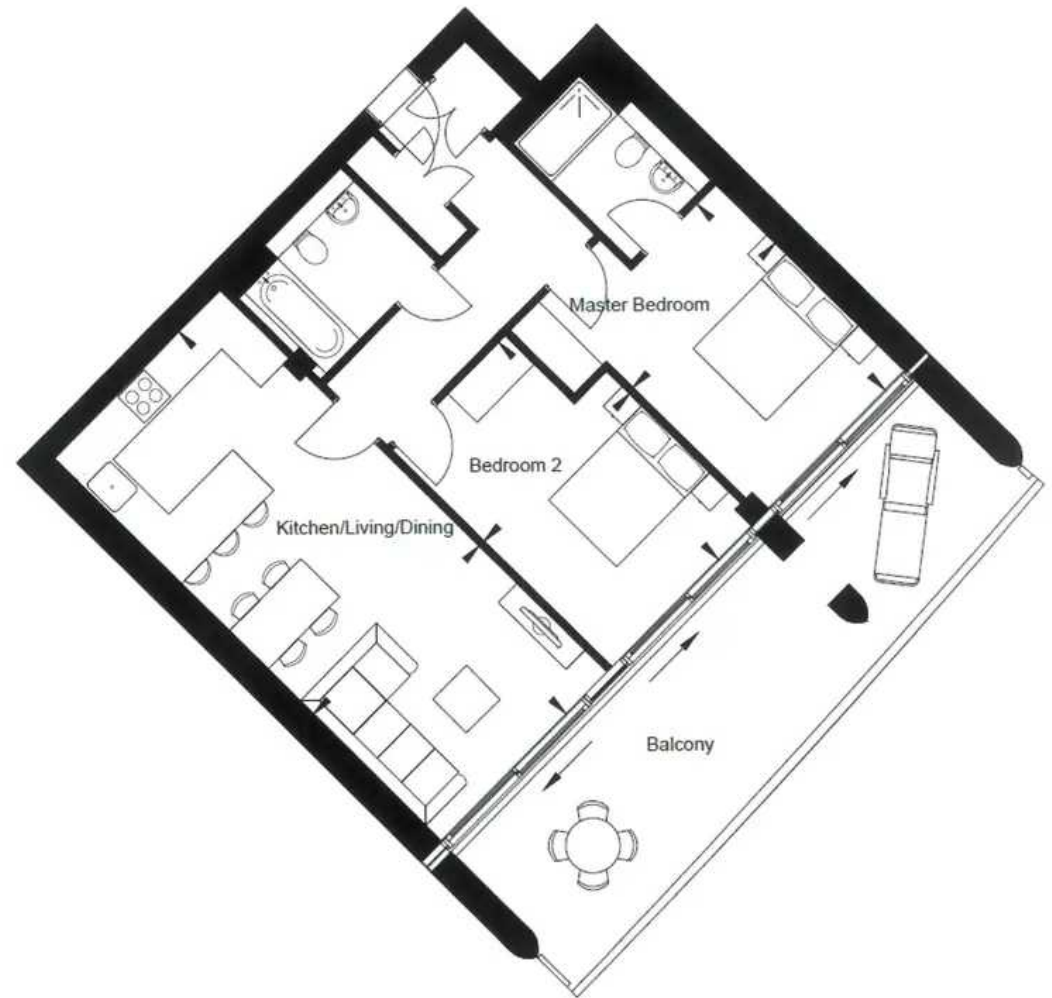
Very large balcony currently set up with dining table and four chairs, outside sofa and coffee table plus further seating and table. Full-height opaque glass privacy screens between balconies, clear glass to front, resin finish floor. External lighting.

PARKING

Allocated secure parking for one vehicle.



3RD FLOOR – APARTMENT 33





Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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