



Flat 26, Bay Court Cliff Road, Falmouth

£250,000 Leasehold

A larger, than most lift-served apartments, set within McCarthy and Stones' much sought-after seafront retirement development. This two bedroom apartment is offered with vacant possession and provides independent living with the reassurance of a house manager and careline.

THE PROPERTY

Built in 1996 this retirement apartment block is run by FirstPort who are well known and respected and with a long history of similar developments. Much of the appeal of these retirement apartments is the security and reassurance they offer. The complex benefits from a 24-hour care line, security entry system, lift and a lovely house manager is called Marie. Plus a comfortable residents' lounge and a guest suite is available. Residents have peace of mind and where you have likeminded and people of a similar age (and probably interests) who have a mini-community where they can keep to themselves or be as sociable as they like. There is a large communal lounge where all sorts of activities take place and one could join in....or not. A larger than most lift-served apartment, set within McCarthy and Stones' much sought-after seafront retirement development. This spacious two-bedroom apartment has a good-sized lounge/dining room and good sized kitchen. Offered with vacant possession.



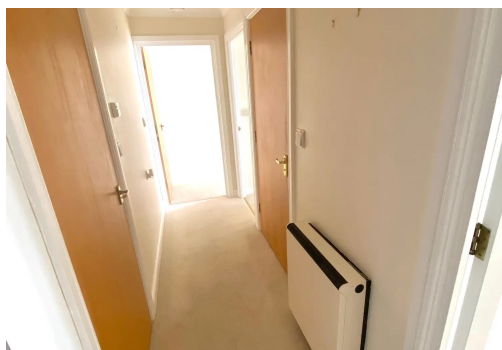
- › Retirement apartment
- › 2 Double bedrooms
- › Spacious lounge/dining
- › 24 hour careline & house manager
- › Landscaped seafront communal gardens

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



Court is incredibly well located in a prominent position along Falmouth's seafront, 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, together with quality galleries showcasing local talent and is famed for its many festivals and regattas Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide 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.

ACCOMMODATION IN DETAIL (All measurements are approximate) A communal entrance with security access is located at the side of the building, just off the residents car park. In the main entrance hall is the office (house manager) and also access to the residents lounge and lift.

HALLWAY Once in through your own front door you will be amazed how light and welcoming the flat is. In this entrance hall there are doors to the sitting room, bedrooms, W/C and shower room plus store cupboards. There is also a security entry phone where you can talk to any visitors you have who are at the main entrance. A red cord hangs down from the ceiling and there is one of these in each of the rooms. This is for emergency assistance should one fall or become ill.

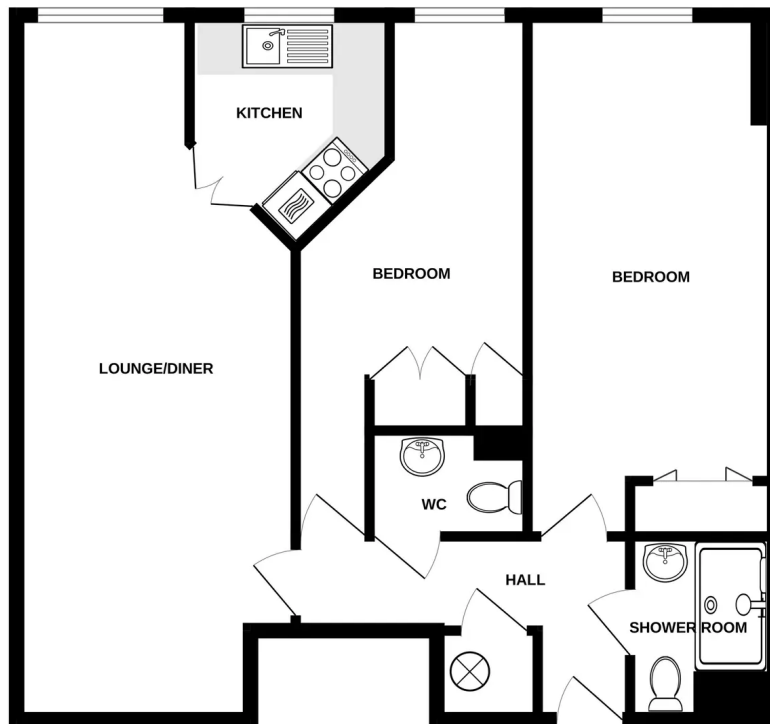
AIRING/UTILITY CUPBOARD With hot water tank and immersion, shelving E.C.U. and electric meter.

CLOAKROOM/WC 4' 0" x 5' 8" (1.22m x 1.73m) WC and hand basin.

LOUNGE/DINING ROOM 27' 3" x 6' 7" (8.31m x 2.01m) In the dining area... UPVC double-glazed window with an unobstructed view across the development's garden to the sea, from Pendennis Point, St Anthony lighthouse, along the seafront to Gyllyngvase beach, Stack Point to Rosemullion Head and the mouth of the Helford River along to Nare Point and the manacles. Composite stone surround fireplace with inset electric living coal flame fire. Two night storage heaters.



GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



Heather & Lay
The local property experts

TOTAL FLOOR AREA: 738 sq.ft. (68.6 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.
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KITCHEN 7' 7" x 7' 0" (2.31m x 2.13m)

Again, with fantastic and direct sea and coastal views. Flush, gloss fronted base and eye level cupboards with roll top work surface and inset stainless steel sink and drainer with mixer tap. Built-in NEFF oven and grill and halogen hob with extractor over. Space for fridge and dishwasher. Wall-mounted heater.

BEDROOM ONE 17' 7" x 9' 5" (5.36m x 2.87m) Built-in mirror fronted wardrobe. Spectacular sea and coast facing views via UPVC double glazed window. Electric night storage heater.

BEDROOM TWO 12' 10" (3.91m) plus entrance x 9' 2" (2.79m) reducing to 5' 2" (1.57m) UPVC double-glazed window to sea and coastal view. Built-in mirror and panel door wardrobe. Electric panel heater.

SHOWER ROOM/WC 6' 6" x 5' 5" (1.98m x 1.65m) Over-sized shower cubicle, WC and hand basin. Chrome heated towel radiator.

AGENTS NOTE

Bay Court is a Leasehold development and the lease was 125 years from 1996. Because the building maintenance is carried out by a management company there is a charge which is £2,218.69 for the period 01/03/2024 - 31/08/2024. This cost pays for all the gardening, building upkeep, insurance, water, communal areas and house manager. Ground rent is £586 per annum (£293 payable every six months). 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. Management Company FirstPort 0333 321 4041