



Flat 32, Bay Court Cliff Road, Falmouth

Guide Price £175,000



Heather & Lay
The local property experts

- McCarthy & Stone retirement apartment
- Positioned along Falmouth's highly sought after seafront
- Lift service, video security entry system
- Two double bedrooms
- Residents lounge with panoramic views across Falmouth Bay from Pendennis Point to the Manacles
- House manager and emergency call system
- Off road parking

THE PROPERTY

A lift or stairs serve number 32 the property is well proportioned providing two bedrooms with a lounge/dining room leading through to the kitchen. Bathroom and good storage space. 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 really nice house manager. A comfortable residents' lounge and a guest suite is available. The development has well-maintained landscaped, sea-facing communal gardens and off-road parking.

Tenure: Leasehold

EPC Energy Efficiency Rating: C

Council Tax: D

SERVICES: Mains water, electricity and drainage.

TENURE

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 currently £x,xxx which is paid in two six monthly instalments. This cost pays for the gardening, building upkeep, insurance, water, communal areas and house manager. Ground rent is £TBC pa.







THE LOCATION

Bay 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)

ENTRANCE

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 for the House Manager and also access to the residents' lounge and lift. Through the front door into the.....

HALLWAY

Entry-phone system. Emergency cord for assistance. Doors to bedroom, bathroom, living/dining room (through to kitchen) and store cupboard with slatted shelves, housing the RCD fusebox and hot water tank.

LIVING/DINING ROOM 18' 2" x 10' 8" (5.54m x 3.25m)

A dual aspect room with 2 windows bringing in plenty of light. Radiators. Electric fire with a marble hearth. Emergency cord. Double doors through to the kitchen.





KITCHEN

Irregular shape room. Window to the side. Range of white base and eye level units. Worktops with inset stainless steel sink and drainer with mixer tap. Space for white goods. Integrated oven with grill. Electric hob with extractor over. (There are no washing machines in the apartments at Bay Court as there is an in-house laundry room). Multiple power points.

BEDROOM ONE

14' 6" x 9' 2" (4.42m x 2.79m)

Window to side. Built-in mirror front wardrobes. Radiator. Emergency cord.

BATHROOM

Partially wall-tiled room. Bath with shower over, hand wash basin with cupboards beneath and mirror above. WC. Heated towel radiator. Extractor fan.

BEDROOM TWO

10' 8" x 9' 5" (3.25m x 2.87m)

A nice sized room with space for double bed and wardrobes. Radiator. Emergency cord.

COMMUNAL GARDENS

To the front of Bay Court is a large communal garden which is mainly laid to lawn with seating areas and shrub, flower borders. There is a residents car park to the side of Bay Court.

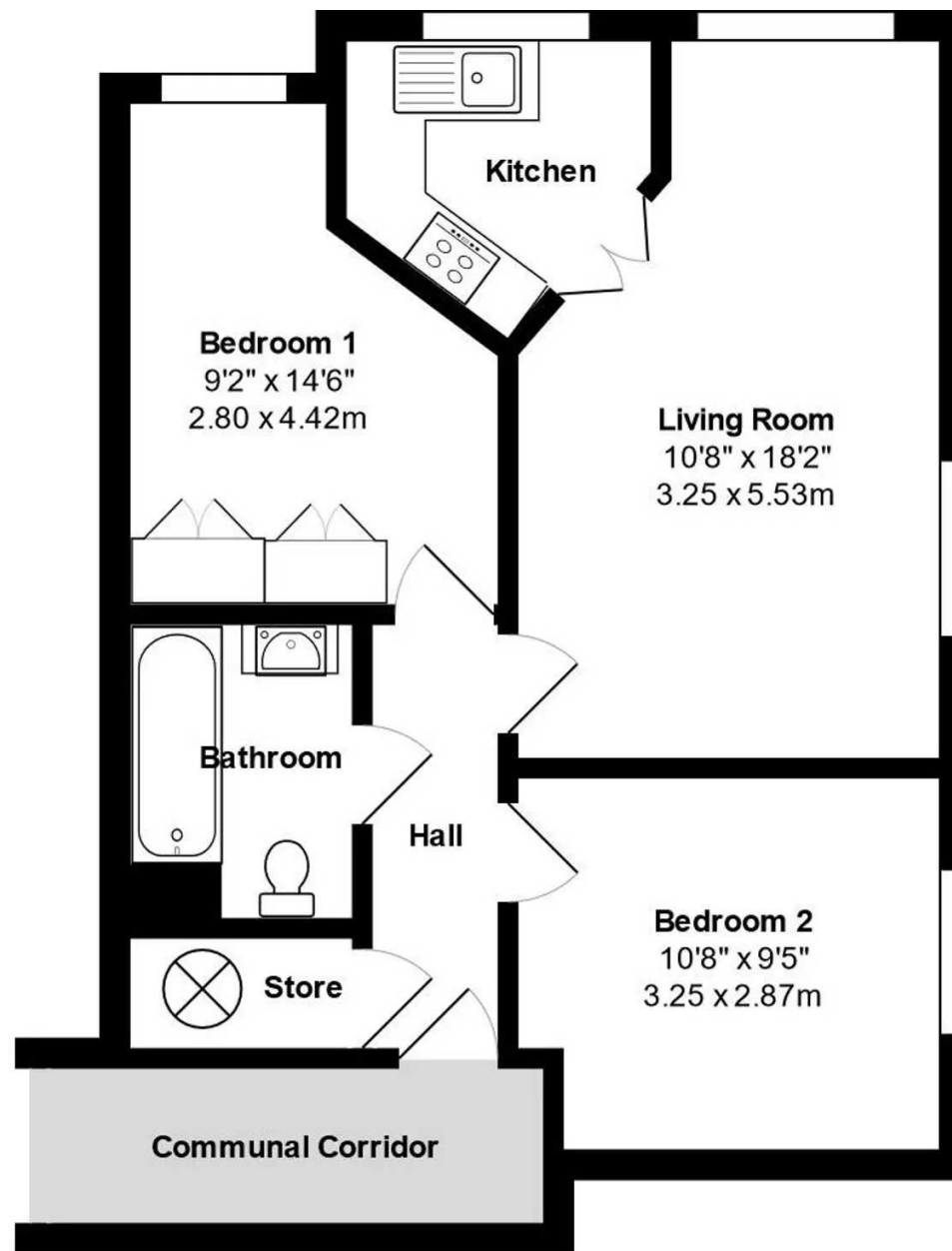
AGENTS NOTE

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.



Communal lounge





32, Bay Court, Cliff Road, Falmouth, TR11 4NP

Approx Total Area: 525 ft² ... 48.8 m² (excluding communal corridor)

All measurements are approximate and for display purposes only

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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

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



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