



Flat 27, Bay Court Cliff Road, Falmouth

Guide Price £300,000



Heather & Lay
The local property experts



Flat 27

Bay Court Cliff Road, Falmouth

- Prime seafront retirement apartment
- Sea-facing 2nd floor corner position
- Spectular bay & coastal views from all rooms
- 2 Double bedrooms with built-in wardrobes
- 23' dual aspect living/dining room
- Refitted kitchen
- Shower room/WC & utility/cloakroom WC
- Reassuring retirement living in glorious surroundings!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

TENURE

Leasehold - 125 years from 1997. First Port tel. 0333 3214041 is the managing agent administering the maintenance and upkeep of Bay Court. The annual contribution by means of a service charge for Number 27 will be £4,784 per year from 1st September 2024 payable in half yearly instalments of £2,392. Ground rent is £293.09. The maintenance charge includes building and garden maintenance, employment of the house manager, building insurance and water supply. Residents are required to be over the age of 60 years, or if a couple, one must be over 55 and the other 60 or over.

AGENTS NOTE - Emergency pull-cord alarms throughout the apartment to a 24-hour care line.



THE PROPERTY

We believe Number 27 to be the prime, pick of the crop apartment within Bay Court. It is set on the second floor, South and West corner of the development with the most spectacular views from its good-sized balcony and all main rooms, being the living, dining room, kitchen and both of the double bedrooms. All is very well presented and equipped with excellent storage space, a refitted shower room/WC in addition to the utility/cloakroom. Bay Court provides a range of value-added benefits which can really make a difference to everyday life including the presence of a house manager, the reassurance of an emergency call system and pleasant, practical communal areas and facilities including a communal laundry, lift access to all levels, maintained gardens and a communal car parking area. Bay Courts Resident lounge is located on the ground floor and has wonderful panoramic views across Falmouth Bay from Pendennis Point to the Manacles, with balcony and fitted kitchen area. This is an outstanding example, perfect for a discerning, fortunate buyer!

THE LOCATION

Bay Court is incredibly well located along Falmouth's seafront in a prominent front row position looking out to sea. The development is set within lovely established gardens, moments from the coastal path and beaches and just a few minutes walk from the excellent 'early 'til late' Co-op, Gyllyngvase beach and cafe. Next door to Bay Court is the Princess Pavilions, host to a variety of acts, comedians and theatre performances, not to mention bands during the summer months in the garden pavilion and a great place for tea, cakes and snacks. The location is exciting and uplifting and with a bus stop outside, the town and harbourside are within easy reach.



ACCOMMODATION IN DETAIL

(ALL ACCOMMODATION IS APPROXIMATE)

Secure entryphone door release and access into the communal hallway. Lift or stair access to the first floor (second floor from the seaward side). White panelled front door with spyhole into.....

HALLWAY

Doors to two bedrooms, shower room/WC, utility room/WC and to airing cupboard. Bevel glazed multipane door to lounge/dining room, through to kitchen. Electric radiator.

LOUNGE/DINING ROOM

23' (7.01m) x 10' 8" (3.25m) reducing to 6' 9" (2.06m) A glorious outlook to the front via window and wide glazed door accessing the balcony and looking directly into Falmouth Bay with fantastic views over Falmouth seafront, along the coast to Rosemullion Head, the mouth of the Helford River and Gillan Creek, to Nare Point and along the coast to the infamous Manacle Reef. UPVC double glazed window to side with slight view to Swanpool beach and shoreline. Stone composite fireplace surround with inset living coal flame electric fire. Two electric radiators. Wall lights on dimmer switches. Twin glazed door into kitchen.

BALCONY

6' 0" x 5' 0" (1.83m x 1.52m)

KITCHEN

7' 7" x 6' 7" (2.31m x 2.01m)

A stylish refitted room with sleek gloss white fitted cupboards and drawers with roll top work surfaces and a 'Carron Phoenix' stainless steel sink and drainer with mixer tap. Built-in 'Zanussi' chest height oven and grill, touch control induction hob and stainless steel and curve glazed extraction hood. Attractive metro tiling to splashback. Space for fridge/freezer. Carousel base storage cupboard. UPVC double glazed window to spectacularly good and direct sea and coastal view.





BEDROOM ONE

15' 4" (4.67m) (13' 8" (4.17m) to face of mirror fronted wardrobe and cupboard space) x 9' 2" (2.79m) reducing to 5' 2" (1.57m) into window area with UPVC double glazed window and fantastic seafront, bay and coastal views. Electric panel heater.

BEDROOM TWO

13' 7" x 9' 2" (4.14m x 2.79m)

First measurement to face of mirror fronted wardrobe and cupboard space. UPVC double glazed window with direct sea and coastal view. Electric night storage heater.

SHOWER ROOM/WC

6' 9" x 5' 6" (2.06m x 1.68m)

Stylishly refitted, fully wall tiled room with white suite comprising oversized glass screen shower cubicle, hand basin with vanity cupboard beneath and dual flush, concealed cistern WC. Chrome heated towel radiator. Extractor.

AIRING/STORE CUPBOARD

Good and deep with hot water tank and immersion. Slatted shelves. Electric meter and tripping switches.

CLOAKROOM/UTILITY

5' 10" x 3' 6" (1.78m x 1.07m)

Again, very nicely refitted with dual flush WC and porcelain oval wash basin with stainless steel mixer tap and countertop. Space and plumbing for washing machine. Extractor.

COMMUNAL GARDEN

To the front of Bay Court is a large communal garden which is mainly laid to lawn with seating areas and shrub, and flower borders. A pretty pagoda is to one side where residents could enjoy the Southerly aspect and sea air.

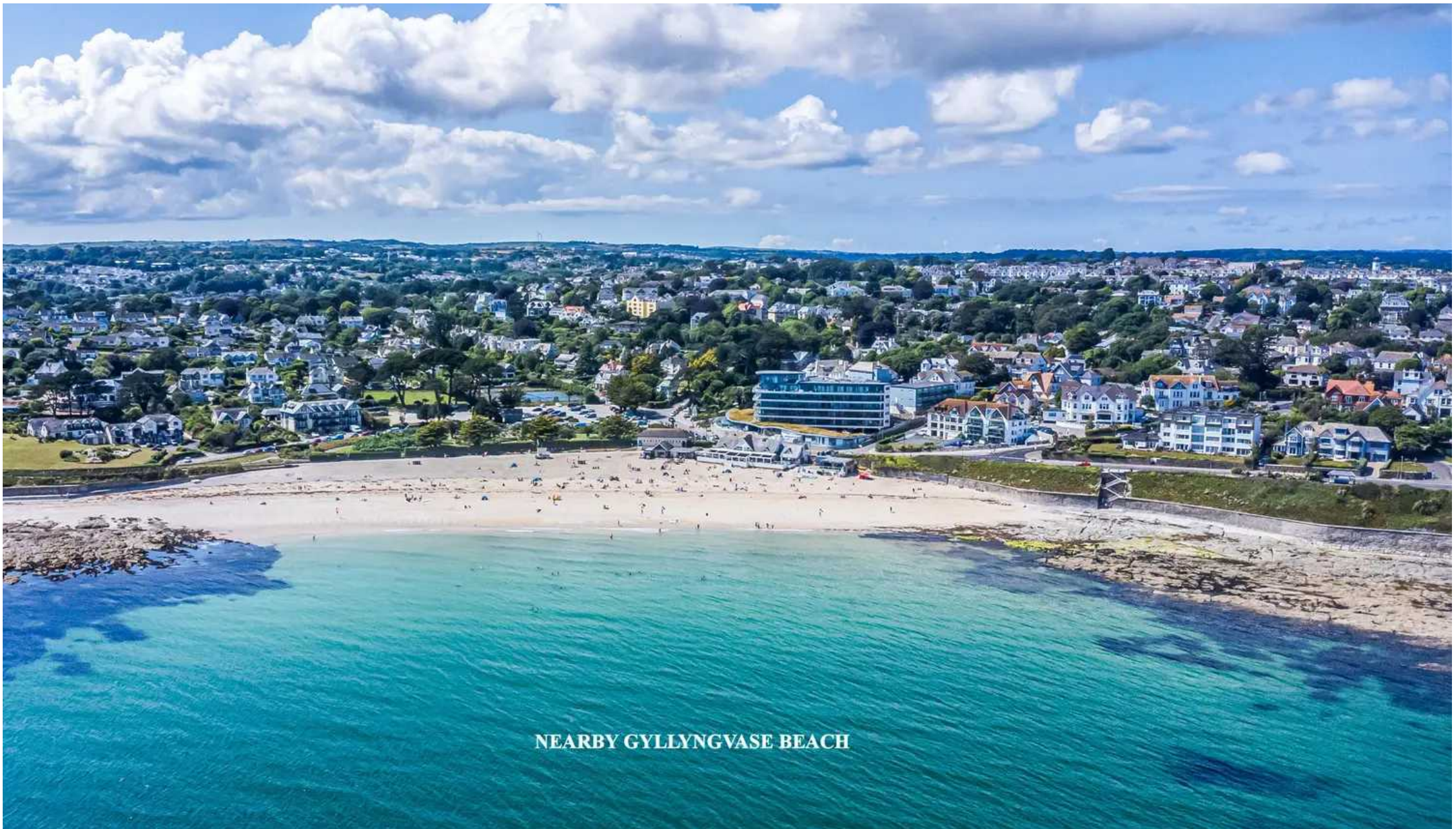
PARKING

There is a residents car park to the side of Bay Court





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NEARBY GYLLYNGVASE BEACH

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