



Apt 17, The Fitzroy Cliff Road, Falmouth



Heather & Lay
The local property experts

Apartment 17

The Fitzroy Cliff Road, Falmouth

- Spectacular seafront location
- High specification
- 2 Bedrooms, main ensuite
- Open plan kitchen/dining living room
- Large sea facing balcony
- Study/store room & utility/store
- Communal lounge & gardens

THE PROPERTY

The Fitzroy is a collection of 34 one, two and three bedroom retirement apartments with panoramic views of Falmouth Bay and Pendennis Castle. Award-winning architects Allford Hall Monaghan Morris have designed the five-storey building as a modern interpretation of the grand apartments and hotels, such as The Falmouth and The Royal Duchy, which line Falmouth's seafront. The grounds have been inspired by Falmouth's 19th-century tradition of collecting tropical plants brought back from overseas expeditions. One particular touchstone is Darwin's voyage to the Galapagos on the HMS Beagle, which returned to Falmouth in 1836 with a host of previously unknown species and varieties. Drawing on this history of seafaring and discovery, the gardens host a variety of exotic plants, while areas of Cornish walling form a series of nooks and crannies and sheltered seating areas.



THE LOCATION

The Fitzroy occupies an enviable and spectacular position along Falmouth's seafront with the most breathtaking, unobstructed south and east facing views to bay and coast. The bay boasts a number of beaches, from the more secluded and nearest, 'Castle' beach, to 'Tunnel' and Gyllyngvase - Falmouth's most popular beach and home to the perennially popular Gylly Beach Café. The seafront is part of the Southwest coastal path, accessing wonderful seaside walks to Swanpool and Maenporth beaches and the Helford River and beyond and in the other directions, around Pendennis Headland, passing Henry VIII's castle, built to protect us from the territorial aspirations of the French and Spanish. Situated on Falmouth's southern side, The Fitzroy is half a mile from the town and harbour, where there is an excellent and diverse selection of restaurants and an eclectic mixture of individual shops and quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Falmouth Docks) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth is a wonderful place to live and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Hardly surprising that the town is consistently ranked as one of the top five places to live in the UK.

TENURE

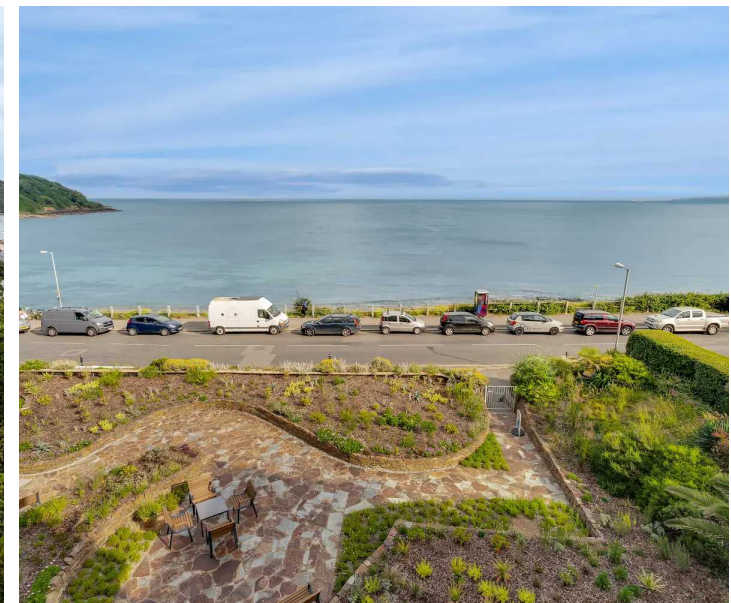
Lease term 999 years from 1st January 2018 - 994 years remaining
Service charge £TBC p.a. renewal month of July Ground rent £TBC p.a.
Ground rent review date. The first Rent Review date shall be the 15th Anniversary of the Commencement date of the term: each subsequent review date shall be on the 10th anniversary. Pets are welcome (subject to approval) The Fitzroy is an age exclusive development for the over 55's.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Triple lock front door with spyhole into.....

SPACIOUS ENTRANCE & 30' (9.14m) LONG HALLWAY

With generous 8' 2" (2.49m) high ceilings and engineered oak floors. Stylish white doors leading to two bedrooms and bathroom to the study/store and cloak cupboard/store. Spotlit ceiling. The hallway widens and opens out into the living/dining room and kitchen.

BEDROOM ONE 13' 6" (4.11m) (11' 9" (3.58m) to face of sliding door wardrobe) X 9' 4" (2.84m) UPVC double glazed window to rear. Central heating thermostatic control. Door to.....

EN SUITE SENSOR-LIT SHOWER ROOM 6' 10" x 7' 5" (2.08m x 2.26m)

Floor and majority wall tiled room with boiler-fed over-sized shower cubicle with rain and flexible spray. WC with concealed cistern and stainless steel duo flush. 'Viesia' hand basin with monoblock tap. Chrome heated towel radiator. Ceiling spotlights.

BEDROOM TWO 12' 2" x 9' 7" (3.71m x 2.92m)

First measurement reducing to 10' 2" (3.1m) to front of mirrored sliding door fitted wardrobe. UPVC double glazed window to rear. Central heating thermostatic control. TV/FM/DAB connection.

BATHROOM 7' 6" x 5' 10" (2.29m x 1.78m)

WC with concealed cistern and stainless steel duo flush, 'Viesia' hand basin with monoblock tap. Large centre fill bath with shower attachment. Ceramic tile floor and to majority of wall. Ceiling spotlights. Chrome heated towel radiator. Mirrored medicine cabinet.

Double doors from hallway to...

UTILITY/STORE

Ample space and plumbing for washing machine and tumble dryer. 'Nuairé' central heating boiler. Tunstall 'room radio gateway'. Ventilation and central heating and hot water thermostat?







STORE/STUDY 10' 0" x 4' 6" (3.05m x 1.37m)

Now with large built-in sliding door storage/wardrobe with extensive hanging rail space, shelves and space for vacuum cleaner and ironing board.

SITTING/DINING ROOM & KITCHEN

24' 8" x 17' 10" (7.52m x 5.44m) in kitchen/dining area and 15' 10" (4.83m) in sitting area. A spectacular room with sea facing wall of glass with floor to ceiling UPBV double glazed window and sliding patio doors for the most incredible unobstructed views looking over the developments beautifully landscaped and kept gardens and out to sea. This second floor corner position is uplifting and fantastic facing South Southeast looking to Pendennis Point and Castle to the East over the entirety of Falmouth seafront, just beside castle beach to Maenporth, Stack Point along to Rosemullion Head and the mouth of the Helford River and Gillian Creek, along Dennis Head to Coverack and beyond to the infamous Manacles Reef in the South.

BALCONY 14' 3" x 8' 6" (4.34m x 2.59m)

A great size for a table and chairs. Composite floor. Part covered.

INSIDE THE FITZROY

GUEST SUITE - Whenever friends and family wish to stay overnight, there is a guest suite complete with an ensuite, a tea and coffee station, and a TV. (Currently £65 per night). **LOUNGE & TERRACE** - The open-plan lounge is the place to meet neighbours for a chat, pour yourself a glass of wine from the honesty bar or simply enjoy the coastal views through the floor-to-ceiling windows. Patio doors open up onto the outdoor terrace, which adjoins the maritime garden at the front of the development. **LARDER** -The ground-floor larder stocks a range of artisanal and locally sourced produce. **RECEPTION** - Situated on the ground floor, this light, welcoming space is where you'll find the Host. With an extensive knowledge of all that's going on at The Fitzroy and around Falmouth, they're your first port of call for any queries.





2ND FLOOR



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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