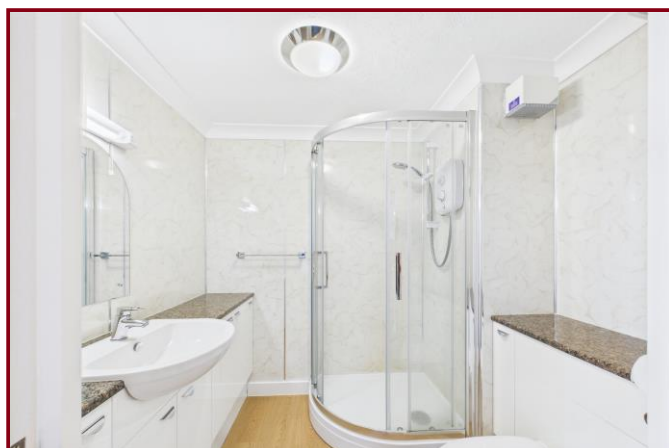
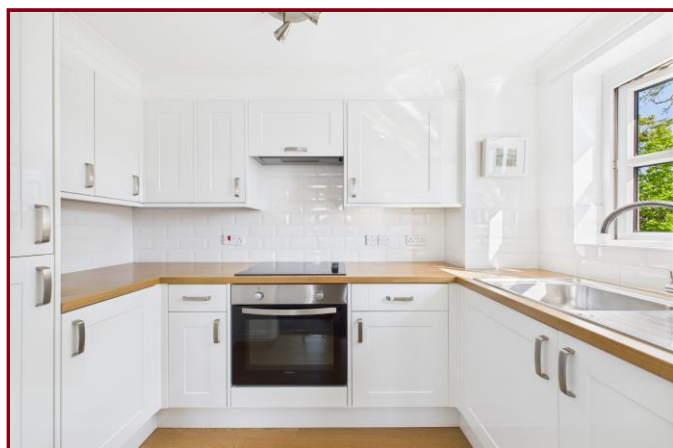




MAP estate agents
Putting your home on the map

**Bay Court,
Cliff Road, Falmouth**

**£285,000
Leasehold**





Bay Court, Cliff Road, Falmouth

£285,000 Leasehold

Property Introduction

This beautifully presented second floor two bedroom apartment was built by McCarthy and Stone on the seafront in Falmouth. This particular apartment has the most amazing views of the seafront, Falmouth Bay and from the kitchen you can also see across to Pendennis Point with Pendennis Castle. The apartment comprises of two double bedrooms, a lounge/diner that has a light and bright modern kitchen off, there is also an updated shower room with a walk-in shower cubicle and a separate updated cloakroom. Both bedrooms and the lounge enjoy the amazing views over the seafront and the property benefits hugely from a good range of storage cupboards throughout the apartment. There is an emergency pull cord system in each room of the apartment, a resident in-house manager and a lift services all floors. Parking is plentiful in the communal car park and a communal lounge is used for gatherings, events and activities, should anyone want some social time. A pedestrian gate enables easy access to the neighbouring Falmouth Pavillions where you can enjoy the lovely gardens, bandstand, restaurant and events. Buyers must be aged 60 years or over, however if one partner is 60 the younger partner must be at least 55 years of age.

Location

A superb location with panoramic views from the communal gardens taking in Pendennis Castle across to Gyllyngvase beach, Stack Point and Maenporth headland. You can take in the fresh air walking along the virtually level seafront directly opposite and continue along the coastal path, or alternatively Falmouth town centre is within half a mile walk inland and can also be accessed via the regular bus service that serves the town with a bus stop on the seafront just a hundred yards from the development. Falmouth Town Railway Station with links locally and to London Paddington is a few minutes' walk from the back gate. The town of Falmouth offers a variety of shops, cafes, restaurants and banking facilities, plus a multi-screen cinema and at Gyllyngvase there is also a useful mini-supermarket. At the nearest end of the town is Event Square with the National Maritime Museum which is home to many annual events such as the annual Sea Shanty.

ACCOMMODATION COMPRISES

Access via the communal double doors at the main entrance with security entry system.

COMMUNAL HALLWAY

From the second floor communal hallway, personal entrance door opening to:-

ENTRANCE HALLWAY

A spacious hallway with entry intercom. Pull cord system. Airing

cupboard housing the immersion tank with storage shelves. Double storage cupboard. Newly carpeted. Doors off to:-

LOUNGE 16' 4" x 11' 1" (4.97m x 3.38m) maximum measurements

A spacious light and bright open room with fabulous views over the seafront across Falmouth Bay from the double glazed window to the front elevation. Focal fireplace housing an electric fire. Night store heater and electric heater. Door to:-

KITCHEN 8' 11" x 5' 10" (2.72m x 1.78m) maximum measurements

Range of white high gloss wall and floor mounted units with worktop over incorporating a sink and drainer with tiled splashback and double glazed window with views across to Pendennis Point, Castle and Falmouth Pavillions. Integrated oven and hob with overhead extractor and integrated fridge/freezer. Wall mounted electric fan heater.

BEDROOM ONE 13' 5" x 9' 1" (4.09m x 2.77m) plus door recess

Double glazed window to the front elevation enjoying the fabulous views. Fitted wardrobe. Night storage heater.

BEDROOM TWO 11' 6" x 8' 8" (3.50m x 2.64m) plus door recess

Double glazed window to the front elevation enjoying the fabulous views. Fitted wardrobe. Wall mounted electric heater.

SHOWER ROOM

Vanity cupboard incorporating a wash hand basin and concealed cistern low level WC and walk-in shower cubicle housing electric shower. Splash boarding to walls. Extractor fan. Wall mounted electric fan heater.

CLOAKROOM

Vanity cupboard with storage housing wash hand basin and concealed cistern WC. Storage cupboard.

SERVICES

Mains water, mains drainage and mains electric.

LEASEHOLD INFORMATION

The lease is the remainder of 125 years from 1996, the service and maintenance charges are £4784.28 per annum and £586.18 per year ground rent to include upkeep of the grounds, buildings insurance, water usage, communal electricity, communal areas and the house manager service. There is a communal laundry for all to use. Any prospective buyer has to be aged 60 or over and any partner needs to be aged 55 or over.

AGENT'S NOTE

Full fibre broadband connection. The Council Tax band for the property is band 'E'.

DIRECTIONS

From Falmouth Rugby Club proceed along Western Terrace towards the beaches and continue over the roundabout into Melville Road. At the traffic lights turn right into Gyllyngvase Road and continue down to the junction on the seafront. Turn left along Cliff Road and proceed along the seafront away from Gyllyngvase Beach heading towards Pendennis Castle. Bay Court can be found along on the left hand side. Using What3words: exist.foams.rash



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Immaculate retirement apartment
- Seafront position
- Stunning views
- Second floor apartment lifts in the building
- Two double bedrooms
- Updated modernised shower room and cloakroom
- Updated modern kitchen with views across to Pendennis Castle
- Light and bright accommodation
- Communal lounge and very social community
- Ample parking



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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