



# 11 The Liner

Falmouth

## The property

- Highly-regarded landmark development of apartments built in 2021
- Secure parking
- Seafront location with beach café, mini-market and St Michael's Spa close at hand
- Panoramic sea views from the living room, master bedroom and outside space extending from Pendennis Castle, St Anthony Lighthouse, across the bay, Gyllyngvase Beach and beyond to The Manacles, before sweeping towards the sub-tropical Queen Mary Gardens.
- Hallway with videocam entry phone system and two storage cupboards (one of which is plumbed in for a washing machine)
- Open-plan living / dining room / kitchen with sea views and access to the covered private terrace
- Contemporary German kitchen with silestone tops, wine cooler, dishwasher, electric hob, cooker and microwave (all Bosch). Siemens fridge and freezer.
- Master bedroom with fitted wardrobe, sea views and access to the terrace. En suite shower room
- Family bathroom
- Second double bedroom with fitted wardrobe
- Third double bedroom with fitted wardrobe
- Elevator access with motion sensor lighting within communal lobby and hallways



## 11 The Liner, Cliff Road, Falmouth, TR11 4GD

Situated on Falmouth's seafront at Gyllyngvase Beach, The Liner is a recently completed high quality development of luxury apartments providing stylish coastal living in one of Cornwall's most desirable areas. This exceptional apartment enjoys southerly facing sea views and includes three double bedrooms, open-plan living, a full-width covered balcony and a designated parking space.

### The location

Located at Gyllyngvase Beach, The Liner is perfectly positioned for Falmouth's seafront and the exceptional spa facilities at St Michael's Hotel. The standard of quality of life within this buzzing harbourside town is hard to over-emphasise and for generations, Falmouth has been considered one of Cornwall's most desirable places in which to live. The town has repeatedly been voted as one of the best coastal towns in the whole of the UK.

Within walking distance of The Liner, three beaches can easily be reached along with tennis courts, Princess Pavilions, the town centre, harbourside and Events Square. Also within a short distance, the beautiful gardens of Fox Rosehill and Kimberley Park, along with the tennis club, churches, doctors' surgery and coast path to Swanpool and Maenporth can all be found.



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Main House = 969 sq ft / 90 sq m

Terrace = 182 sq ft / 16.9 sq m

Total = 1151 sq ft / 106.9 sq m

For identification only - Not to scale



## FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for Shore Partnership Limited. REF: 1054555

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## Outside space, the grounds and store

- Private and covered terrace extending the full width of the apartment providing comfortable and sheltered sitting out space with southerly facing panoramic sea views.
- The living roof provides exceptional privacy from Cliff Road and creates a green foreground to the view
- Communal garden to the rear
- Allocated parking space (numbered)
- Individual lockable store (cage) within communal storage room accessed via the entrance lobby
- Communal bin store

## Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

## Tenure, services and general information

Leasehold. 999 years from inception Annual charges of around £2,500 include building insurance, upkeep of common areas, window cleaning, ground rent and management company administration. Ground rent: £250 per year. The freehold is owned by a collection of the leaseholders with the option to buy a share.

Services: Mains electricity, water and drainage. Underfloor heating throughout the apartment with Heatmiser control. MVHR system (Vent-Axia). Bathroom fittings by Vado and Vitra. 10-year guarantee (Build Zone). Broadband: Ultrafast full fibre is available.

Council Tax: Band G

## Distances (All distances are approximate and in miles)

Gyllyngvase Beach & Queen Mary Gardens – 25 yards; Castle Beach – 0.5; Swanpool Beach – 0.5 (via footpath); Falmouth town centre – 0.75; Kimberley Park – 1; branchline rail (Penmere) – 1; Maenporth – 2.5; Mylor Yacht Harbour – 5.5; Helford Passage – 6; Truro – 11.5; Cornwall Airport (Newquay / Mawgan Porth) – 30





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