



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

## 4 Boscawen Apartments, Cliff Road

Falmouth, TR11 4AW

**£525,000**



**TOM WILLS**



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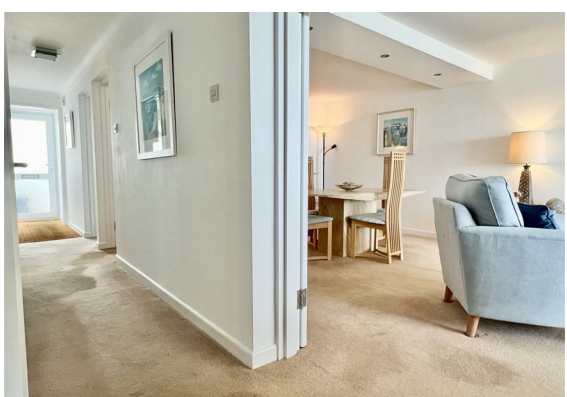


## 4 Boscawen Apartments

Cliff Road, Falmouth, TR11 4AW

A superb 'front-line' apartment on Falmouth's beautiful seafront, enjoying remarkable panoramic views across the bay to Pendennis Point, The Manacles, Stack Point, Rosemullion Head and across miles of open sea. The spacious two (formerly three) bedroom accommodation has been impressively and thoroughly refitted by the current owners including installation of glass-fronted balustrade which vastly improves the outlook, re-appointed kitchen and bath/shower rooms, replacement flooring along with a full redecoration.

- Glass fronted balcony
- 28' deep living room
- Comprehensively refitted
- En-suite principal bedroom
- Integrated kitchen and separate utility room
- Convenient level access
- Impressive proportions
- Garage measuring 2.43m x 4.78m
- Frontline seafront position
- Vastly improved in recent years







Conveniently accessible at road level from the rear of the building, the apartment also benefits from its own private external entrance door leading from a broad forecourt with private allocated garage. The deceptively spacious accommodation which is just under 1,000sq.ft in floor area, has been dramatically improved by our clients primarily by enlarging the living area, now 28' deep, in addition to refitting of kitchens and bathrooms. . Inside the property, the feeling of a recent renovation and scheme of refurbishment is evident. Fresh neutral decorations throughout and tastefully re-appointed kitchens and bathrooms complement the stunning views, which are enjoyed from the main living/dining room and principal bedroom.

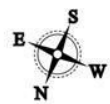
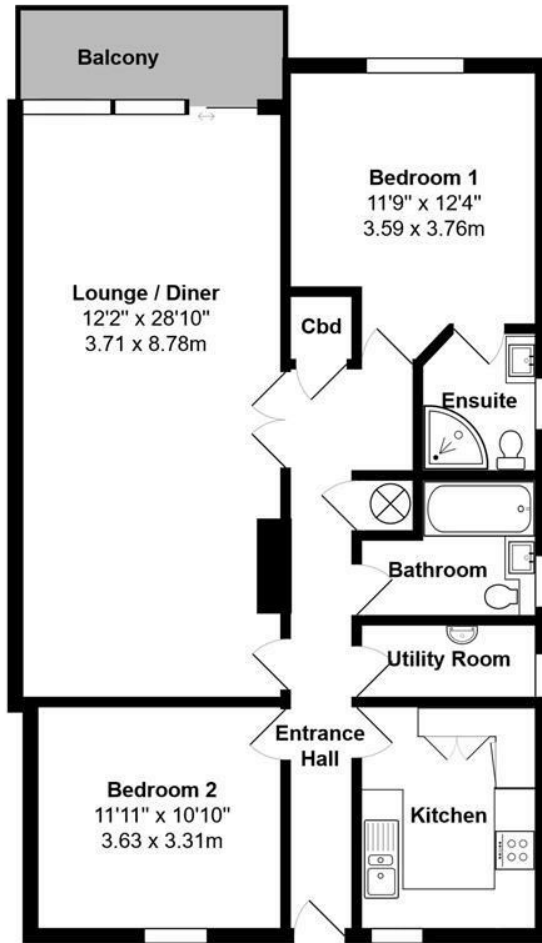
With regard to external maintenance, a well-run 'in house' management company set up by the residents themselves and has continued to improve and maintain the building in an organised fashion. Recent major works even include a new roof!



#### ADDITIONAL INFORMATION

Tenure - Leasehold (approximately 946 years remaining) with a share of the freehold. Annual service charge of £2,400 which covers block insurance, all external maintenance costs, re-decorations and upkeep of communal grounds. Ground rent £0. The service charge budget is set annually. No forms of letting are permitted within the building. We understand keeping pets is at the discretion of the leaseholders with a 'majority decision' being applied. Possession - Vacant possession upon completion to coincide with our clients onward purchase. Services - Mains electricity, water and drainage. Council Tax - Band D. EPC rating - 62 (D)





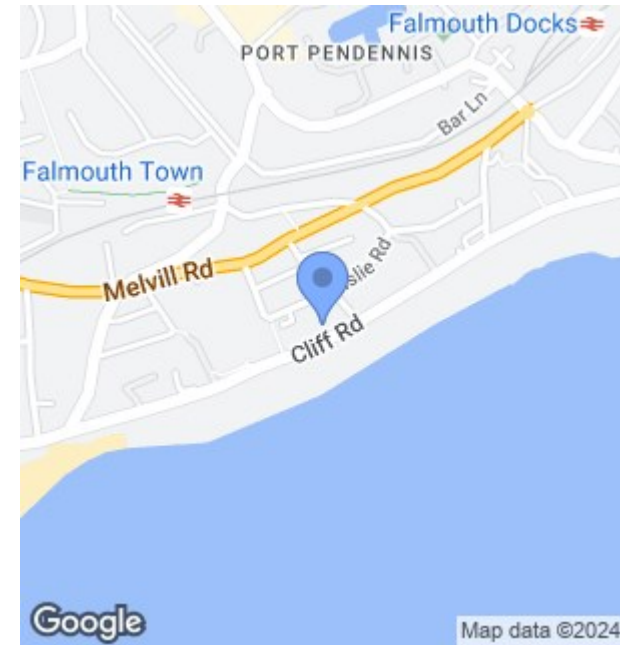
4, Boscawen, Cliff Road, Falmouth, TR11 4AW

Total Approx Area: 979 ft<sup>2</sup> ... 91.0 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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