



TOM WILLS

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PERSONAL PROPERTY AGENTS

**21 Gyllyngdune Manor**  
Emslie Road Falmouth, TR11 4AN  
**£450,000**



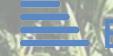
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## 21 Gyllyngdune Manor

Emslie Road, Falmouth, TR11 4AN

Occupying a prime south-west facing position with the rare advantage of sea views and afternoon/evening sun, this immaculate two-bedroom, two-bathroom top-floor apartment is located within a prestigious development, just a short distance from Falmouth seafront. The property also benefits from allocated parking, bike storage, and beautifully landscaped communal grounds.

- Top floor two bedroom apartment
- Stunning sea views
- Sunny balcony even into the evening
- Immaculately maintained
- Allocated parking
- Bike storage
- Two bath/shower rooms
- Yards from the seafront
- Modern and economical to run
- Lift assisted access







A superb top-floor apartment within this highly sought-after modern development, perfectly situated just moments from Falmouth Seafront and the Princess Pavilion. Gyllyngdune Manor boasts meticulously maintained grounds and private allocated parking, along with the added benefit of allowing holiday lets and pets (subject to permission).

Internally, the property is well-appointed and thoughtfully designed, featuring a master bedroom with an en-suite. The living room and kitchen enjoy both sea views and a sunny aspect, with access to the balcony benefitting from the same. The spacious open-plan living area is particularly light and airy. A family bathroom serves the second bedroom, while a large fitted utility cupboard provides ample storage space.

Gyllyngdune Manor has minimal restrictions on use. We understand there are no restrictions on long-term or holiday letting (provided a letting agency is appointed), and pets are permitted, subject to management company approval.



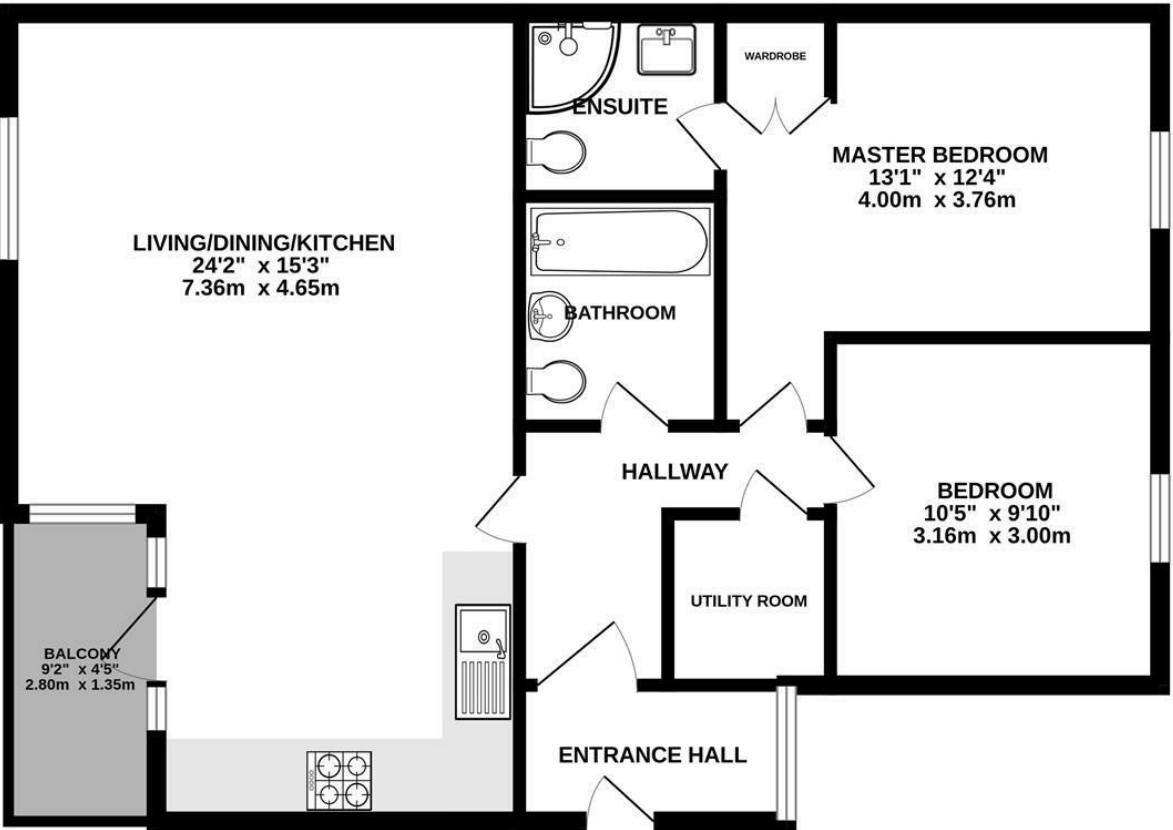
In summary, this is a desirable, low-maintenance apartment with flexible usage options, set in an excellent location close to Falmouth Seafront, offering stunning sea views and allocated parking.

#### ADDITIONAL INFORMATION

Tenure - Leasehold. 984 years remaining. Annual service charge of 1,988, which covers block insurance, all external maintenance costs, lift servicing, re-decorations and upkeep of communal grounds. Ground rent £0. The service charge budget is set annually in March with each apartment contributing a set percentage. We understand there are no restrictions on letting and keeping pets is by permission from the management company. Possession - Vacant possession with the benefit of no onward chain. Services - Mains gas central heating, electricity, water and drainage. Council Tax - Band D (although our clients pay business rates as a holiday let). EPC rating - 83 (B)



GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.

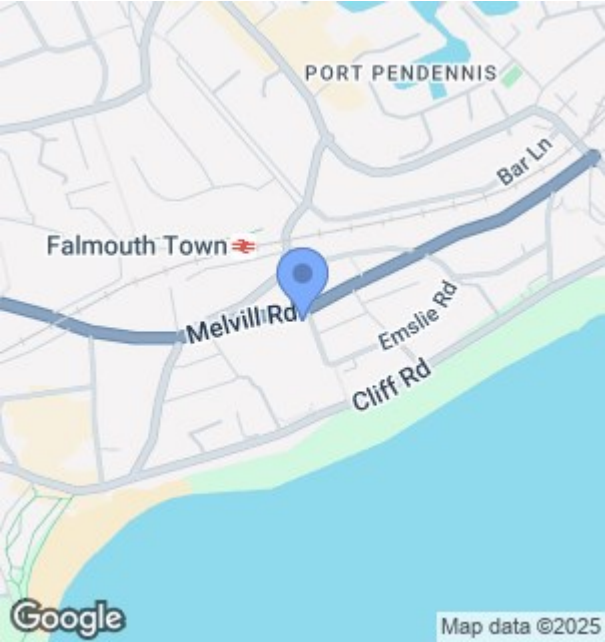


TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

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

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Energy Efficiency Graph

