

3 Bay Court

Cliff Road, Falmouth, Cornwall, TR11 4NP



PRICE: £345,000

Lease: 125 years from 1996

Property Description:

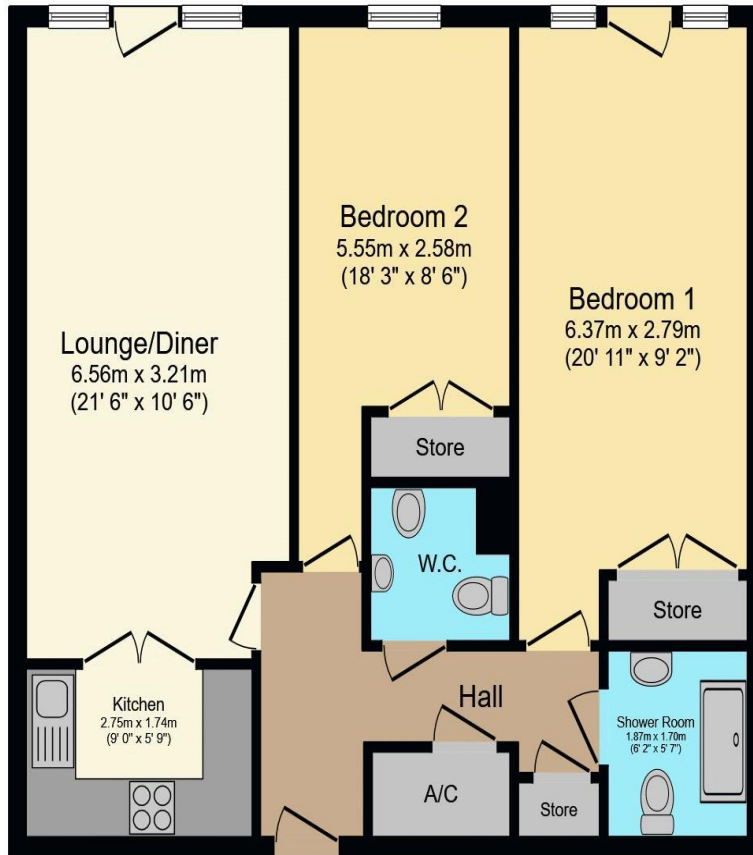
A LOWER GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT WITH SEA VIEWS The development was constructed by McCarthy & Stone (Developments) Ltd and comprises 61 properties arranged over 3 floors each served by lift. Some apartments benefit from balconies and panoramic views across Falmouth Bay. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge and Guest Suite
Communal Laundry and Lift to all floors
24 hour emergency Appello call system
Door Entry System
Communal Satellite Dish (additional fees apply)

Development Manager
Minimum Age 60
125 years from 1996



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 73.7 m² (794 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) 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, Scotland & Wales | | EU Directive 2002/91/EC | |

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£586.19

Ground Rent Period Review:

2040

Annual Service Charge:

£4,437.38

Council Tax Band:

E

Event Fees:

1% Transfer

1% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.