



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10330

Offers over £600,000

19 The Liner,
Cliff Road, Falmouth, Cornwall, TR11 4GD

LEASEHOLD



An exquisitely presented coastal apartment, on the second floor of one of Falmouth seafronts most iconic and prominent buildings, commanding fantastic views across Gyllyngvase beach, Falmouth Bay and as far as the Lizard Peninsula. With 2 double bedrooms and 2 bath/shower rooms, an extraordinary broad, glass fronted balcony, one secure allocated parking space and plentiful storage. Found immediately across the road from Gyllyngvase beach and just a short stroll from the bustling town centre and harbourside.



SUMMARY OF ACCOMMODATION

Ground Floor Communal entrance hall with stair and lift access to the second floor.

Second Floor Entrance hall, storage cupboard, utility cupboard, open-plan kitchen/dining/living room with direct access onto the balcony, principal bedroom with en-suite shower room with direct access onto the balcony, further double bedroom with access onto the balcony, family bathroom.

Outside Allocated parking for 1 vehicle, one surf cage/store, covered glass fronted balcony.

DESCRIPTION

The Liner is the most recent addition to the Falmouth's renowned sea front, occupying possibly the most favoured and iconic position on the site of the former Falmouth Beach Hotel, immediately behind Gyllyngvase beach and enjoying the most enviable vista across Falmouth Bay, incorporating Gyllyngvase beach, Queen Mary Gardens and an array of spectacular rugged headlands along the Lizard Peninsula. The location of The Liner is one of the most important attributes, with an uninterrupted view and immediate proximity to the beach and yet is found a short walk away from the town centre and colourful harbourside.

Number 19 is situated on the second floor of the favoured western side of the building which ensures all of the main rooms and the large, covered balcony benefit from plenty of afternoon and evening sunshine as well as the stunning vista across the gardens, beach, bay and towards the Lizard Peninsula.

The whole development has been completed to a high standard, with number 19 being no exception, well insulated between each of the floors providing an exceptional degree of peace as well as warmth and a very well rated energy performance certificate, with a range of contemporary inset LED downlighters throughout, underfloor heating, powder coated aluminium sliding exterior windows/doors throughout and a vented air purification system.

LOCATION

The Liner is in a sublime location, overlooking Gyllyngvase beach, with its panorama extending over the walks across the English Heritage owned Pendennis Headland, around Pendennis Castle and also down to the harbourside, Events Square and to the main high street.

The high street has a mix of national and local retailers, restaurants, bars and cafés as well as galleries and professional services. Beside the National Maritime Museum is Events Square where markets and events such as Falmouth Week celebrations are held. This area has also become an exclusive hub for shops and restaurants. The immensely popular Gylly Beach Café overlooks Gyllyngvase beach which is literally over the road.

Falmouth is most famously known as a sailing centre and port town and for the keen day sailor or dedicated yachtsman, the Cornish coast offers numerous sailing clubs, and the

sheltered waters of the Carrick Roads (Fal Estuary) are some of the safest and finest day sailing waters in the United Kingdom. There are numerous creeks to explore, and opposite Falmouth is the upmarket coastal village of St Mawes which can also be reached via a regular passenger ferry from the Prince of Wales Pier.

Falmouth's natural assets have continued to make it more and more popular over recent years, with significant investment in the area increasing its popularity even more, both as a residential and holiday destination.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Approached via the communal entrance hallway with lift access, entrance door opening into:-

ENTRANCE HALLWAY With Karndean flooring, video entry system. Airing cupboard with shelving space.

UTILITY CUPBOARD Accessed via double doors with space and plumbing for washer/dryer, also housing RCD fuse board and Vent-Axia Air Purification System. Door opening into:-

OPEN-PLAN LIVING / KITCHEN / DINING AREA – 26' x 11'7" With Karndean flooring throughout, air purification vents, zonal underfloor heating control.

KITCHEN AREA A comprehensively fitted kitchen with a range of Corian working surfaces and Corian upstands with tiled splashbacks, matt finish cupboards below

and matt finished cupboards above with pelmet lighting. Integrated appliances include Bosch mid-level oven, Bosch microwave oven, wine cooler, Bosch dishwasher and four ring Bosch induction hob with extractor hood over and full height Siemens fridge/freezer, breakfast bar seating.



LIVING / DINING AREA

With multimedia point, full height double glazed window with sliding double glazed door opening onto the generous balcony area with superb views over Queen Mary Gardens.

PRINCIPAL BEDROOM – 18'10" x 9'2" max measurements taken

Zonal underfloor heating control, air purification vent, full height double glazed window and additional sliding double glazed door opening onto the spacious balcony with stunning views over Queen Mary Gardens, Gyllyngvase beach and Falmouth Bay, incorporating the Lizard eninsula and The Manacles.

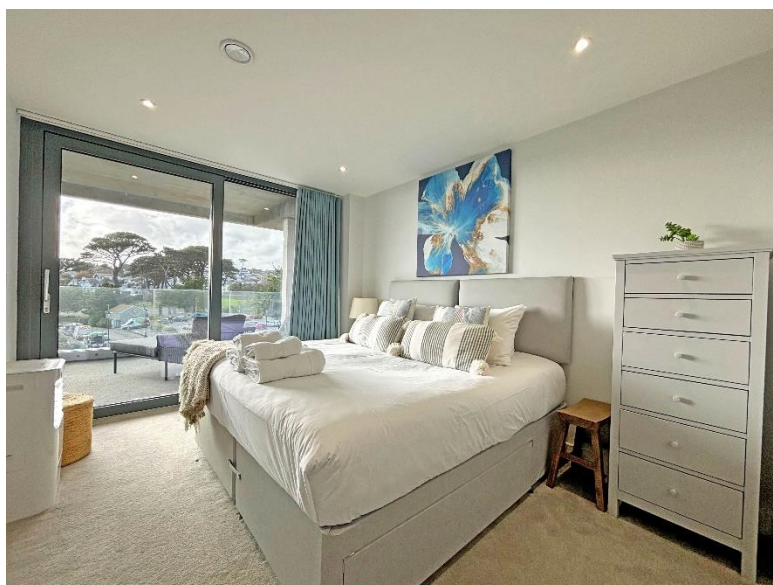


EN-SUITE SHOWER ROOM With tiled flooring and partially tiled walls, low flush wc, mounted wash hand basin with hot and cold mixer tap, tiled splashback, two electric shaving points, large wall mirror. Double shower with rainwater shower over and additional shower attachment, tiled surround and sliding glass door. Air purification vent, heated towel rail.



BEDROOM 2 – 14'8" x 9'8" With zonal underfloor heating control, air purification vent, full height double glazed window and sliding double glazed door opening onto the spacious balcony with stunning views of Queen Mary Gardens, Gyllyngvase beach and Falmouth Bay beyond incorporating the Lizard Peninsula and The Manacles.

FAMILY BATHROOM With tiled flooring and partially tiled walls, low flush wc, mounted wash hand basin with hot and cold mixer tap, tiled splashback, two electric shaver points, large wall mirror, panel bath with tiled panelling, shower over, tiled surround and glass screen, heated towel rail and air purification vent.



OUTSIDE

BALCONY / TERRACE An exceptionally broad, deep covered resin bound balcony/terrace with seamless glass balustrading across the principal elevation, affording exceptional views over Queen Mary Gardens, Gyllyngvase beach and Falmouth Bay, incorporating the Lizard Peninsula. With inset LED lighting.



Number 19 also has the benefit of an allocated parking space and the use of a surf cage/store.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR11 4GD.

SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

TENURE Leasehold – Remaining term of 999 year lease starting from 2021. Ground Rent Payable £250 per annum. Latest service charge payable £2,941.91 per annum, paid quarterly, which includes maintenance of the grounds, communal area cleaning, waste collection, communal heating, lift maintenance, gated parking maintenance and servicing of the CCTV system to the communal areas. The service charge is reviewed annually.

DIRECTIONS Proceeding into Falmouth from Penryn, along the bypass, at the roundabout, turn right towards Falmouth and at the next roundabout, proceed straight ahead. Proceed all the way along Bickland Water Road, initially passing the Football Club on your left hand side and continue all the way along until you reach a small mini roundabout and proceed straight ahead once more. After a short distance, turn left passing the signage for Falmouth Pitch & Putt and signposted towards Swanpool Beach and Nature Reserve. Proceed straight ahead, downhill passing Swanpool beach on your right hand side and the lake on your left hand side, after passing the lake, the road bears right and uphill, and on reaching the brow of the hill continue straight ahead. You will begin to see Gyllyngvase beach ahead of you, with The Liner standing proudly on the left hand side of the road. We would recommend prospective viewers park on either Queen Mary Road, Cliff Road or the adjacent public car park and make their way to the communal front door on foot where a member of Lillicrap Chilcott will meet you.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

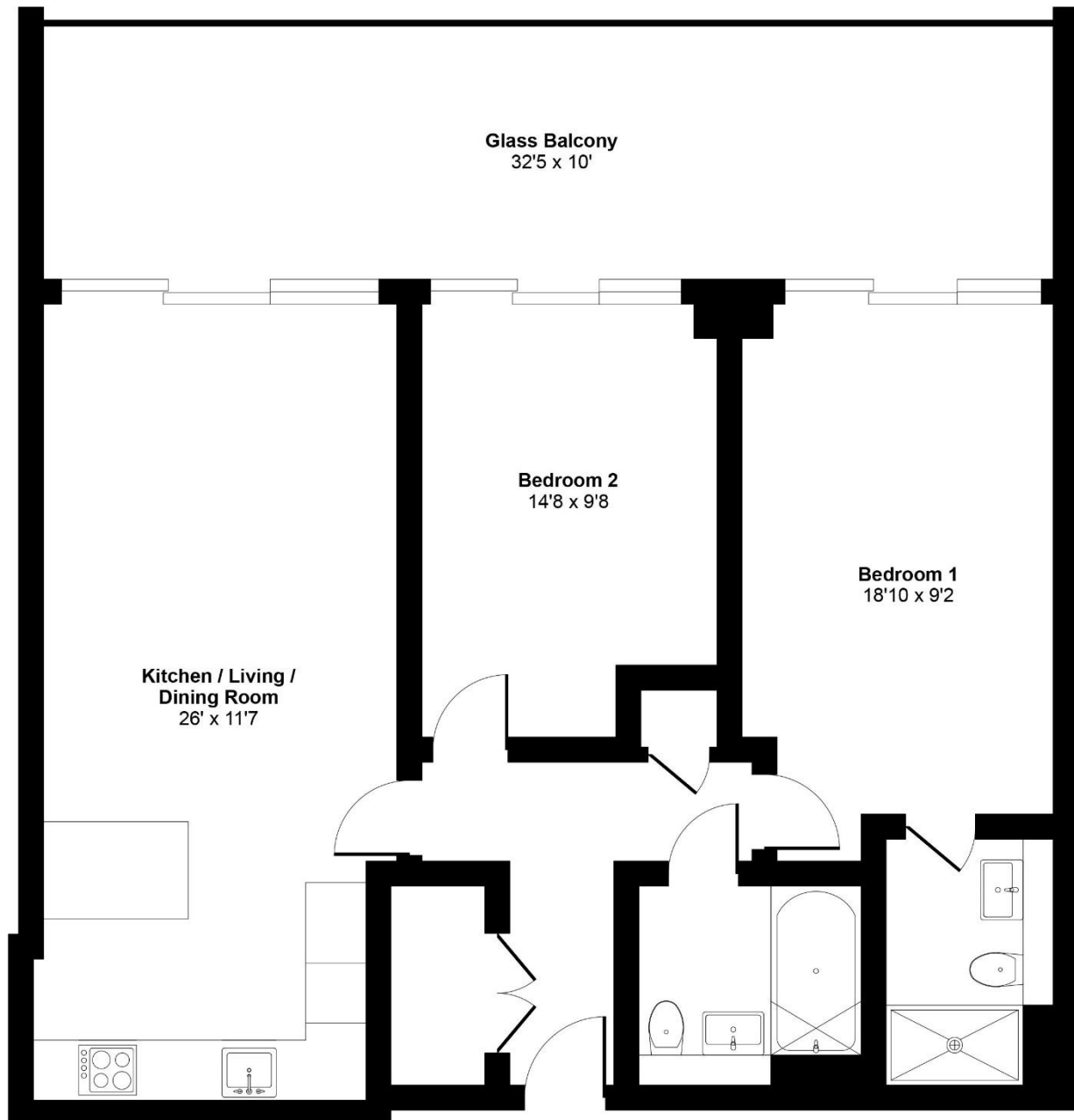
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Not to scale – for identification purposes only.

Cliff Road, Falmouth

Approximate Area = 855 sq ft / 79.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©n'ichecom 2024.
Produced for Lillcrap Chilcott. REF: 1206010

