



## 26 Carnes Court Emslie Road, Falmouth, TR11 4BY

Guide Price £245,000

Located within popular Carnes Court, fronting Cliff Road with direct access to Falmouth sea front, is this 2 double bedroom, 3rd floor retirement apartment providing updated and well presented accommodation. Comprising 2 bedrooms with master en suite, a living/dining room with balcony overlooking Falmouth Bay, a modern recently fitted kitchen, and re-fitted shower room, this 'smaller' and highly desirable development offers a lift, a 24 hour care line, and the security of a house manager. The 31 apartments within Carnes Court all offer residents parking and use of the well tended, communal, sea facing gardens.

### Key Features

- McCarthy & Stone sea fronted retirement apartment
- Updated and very well presented
- Lift access
- House Manager and 24 hour care line.
- 2 double bedrooms
- Balcony overlooking Falmouth Bay
- Communal lounge, gardens and residents parking
- EPC rating C



## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Communal electrically assisted front door to the:-

### COMMUNAL HALLWAY

Stairs and lift to all floors.

On the third floor, a private front door leads to the:-

### ENTRANCE HALLWAY

Night storage heater, loft hatch. Airing cupboard with shelving housing recently installed hot water cylinder. Further storage cupboard with hanging rail housing consumer unit and electric meter. Doors to living/dining room, bedrooms and shower room. Entry phone system.

### LIVING/DINING ROOM

16'1" x 10'2" (4.92m x 3.12m)

A delightful dual aspect room with French doors leading onto a balcony, enjoying superb sea views over Falmouth Bay and headland in the distance. Fireplace with electric fire, wood mantel surround and slate hearth. Night storage heater, central ceiling light, double glazed window to side aspect. Glazed double doors to the:-

### KITCHEN

A recently re-fitted kitchen with a range of eye and waist level units with roll-top worksurface. Inset stainless steel sink with drainer, built-in electric four-ring hob, built-in electric oven. Space for fridge/freezer, part-tiled walls. Double glazed window to rear aspect.

### BEDROOM ONE

10'8" x 11'6" (3.27m x 3.51m)

A generous double bedroom with double glazed window to rear aspect. Built-in wardrobe with hanging rail and shelving. Central ceiling light. Further double glazed window to side aspect. Night storage heater. Door to the:-

### EN-SUITE SHOWER ROOM

A three piece suite comprising a fully tiled shower cubicle with boiler-fed power shower, low-level flush WC, and pedestal wash hand basin. Extractor fan, electric wall-mounted heater.

### BEDROOM TWO

8'9" x 13'8" (2.68m x 4.19m)

A second double bedroom with double glazed window to rear aspect. Wall-mounted electric heater. Central ceiling light.

### SHOWER ROOM

Reappointed with double walk-in shower cubicle with boiler-fed shower and glass surround, dual flush WC, and pedestal wash hand basin. Central ceiling light, extractor fan. Two wall-mounted heaters.

## THE EXTERIOR

### GENERAL INFORMATION

### COMMUNAL GARDEN

Located to the front of the development, south-facing and enjoying delightful, uninterrupted sea views over Falmouth Bay. The gardens are beautifully maintained and wonderfully stocked with a vast selection of colourful shrubs and flowers

interspersed with residents seating areas. Gated pedestrian access directly onto Cliff Road.

### SERVICES

Mains water, drainage and electricity are connected to the property. Night storage heating.

### COUNCIL TAX

Band D - Cornwall Council.

### TENURE

Leasehold 125 years, 102 remaining. Service charge £4159.22 per annum. Ground rent £832.86 per annum.

### AGENT'S NOTE

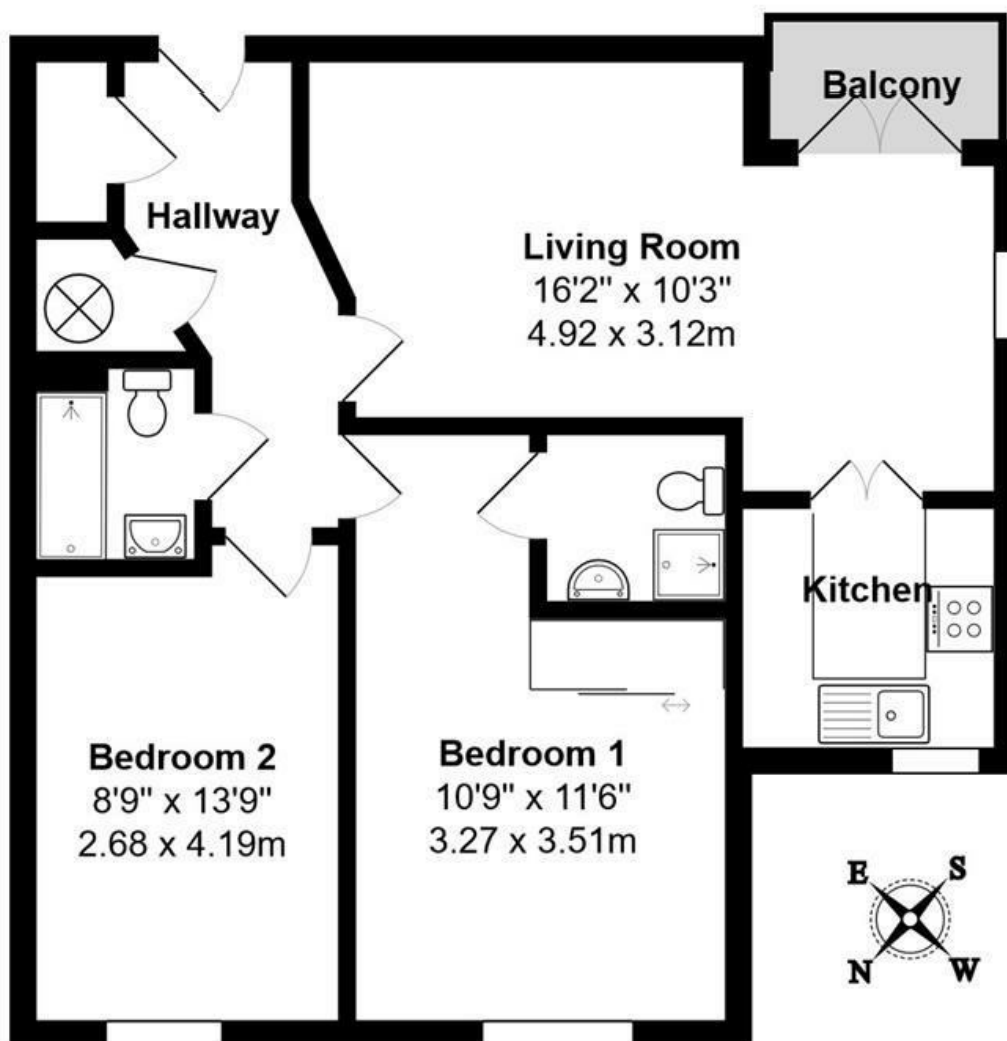
Carnes Court is ideal for those wishing to retain their independence, yet benefit from an apartment block which offers assisted living for those aged over 55. Each apartment has red cord alarms in case of emergency, providing 24 hour assistance. There is also a house manager on hand.

### VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



# Floor Plan



Carnes Court, Emslie Road, Falmouth, TR11 4BY

Total Approx Area: 62.5 m<sup>2</sup> ... 673 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only