



17 The Strand, Cliff Road, Falmouth, TR11 4AP

Guide Price £520,000

Set within one of Falmouth's finest sea-fronting developments renowned for exceptionally high standards throughout, an incredibly convenient ground floor apartment providing 2 double bedroom accommodation (principal en-suite), spacious living/dining room with access onto a private south westerly facing balcony enjoying far-reaching water views across the open bay, allocated parking for 1 vehicle and the added appeal of no onward chain. Perfectly located for those wishing to be within walkable distance to Falmouth town's vibrant and year round atmosphere yet a stone's throw from picturesque Castle and Gyllyngvase Beaches.

Key Features

- Ground floor apartment
- Moments from the seafront, beaches and town
- Appealing bay views
- Allocated residents parking
- 2 double bedrooms (principal en-suite)
- South westerly facing balcony
- Open double aspect living/dining room
- EPC rating C



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Number 17 is on the far right of the brick pavia residents' parking area. There is a part covered entrance with a PIR exterior sensor light and intercom system. A communal glazed door provides completely level access into the entrance foyer and directly ahead to the door of Number 17. This foyer exclusively serves Number 17 and the duplex penthouse above.

HALLWAY

Doors to rooms, in clockwise order principal bedroom, double doors ahead leading into the broad and open-plan living/dining room, main bathroom and bedroom two. Inset downlights, radiator, Salus wall mounted heating thermostat, telephone entry system with video capability. Shallow recess providing space for coats and shoes etc.

OPEN-PLAN LIVING/DINING AREA

19'8" x 15'1" (6.00m x 4.60m)

Maximum measurements provided. An exceptionally bright and unexpectedly broad, open-plan living/dining area providing plentiful space sufficient for designated living and dining areas, which can be arranged accordingly. Double glazed windows to the side elevation provide a pleasing and far-reaching outlook towards The Lizard peninsula through neighbouring trees and palms, together with clear glazed patio doors to the far side with matching glazed side panel, once again providing a delightful and far-reaching view over Falmouth Bay towards The Lizard peninsula with seasonal views of rolling fields in the distance. Inset downlights throughout, TV aerial/satellite point, two telephone points, fibre broadband master hub. Two radiators, wall lights. Opening into the:-

KITCHEN

8'6" x 7'4" (2.61m x 2.26m)

A modern and fully fitted kitchen with units set to three sides, above and below a roll-top worksurface with mosaic-effect tiled splashback at mid point, inset one and a half bowl stainless steel sink with drainer and mixer tap. Neff electric oven with matching five-ring gas hob over and stainless steel extractor. Tall fridge/freezer, dishwasher and washing machine. Corner cupboard housing Vaillant combination boiler providing domestic hot water and central heating. Dual aspect with double glazed casement windows to both rear and side elevations. Inset downlights, extractor fan, tiled flooring.

PRINCIPAL BEDROOM

15'7" x 11'8" (4.76m x 3.58m)

Maximum measurements provided. A generously proportioned principal bedroom suite with the added feature of glazed doors to the far side with inset coir mat providing access onto the rear balcony, receiving much sunlight throughout the day. Fitted wardrobes and bedside tables offer plentiful storage and hanging space, together with further room for bedroom furniture. Inset downlights, radiator, door to:-

EN-SUITE SHOWER ROOM

A white three-piece suite comprising low flush WC, pedestal wash hand basin, corner shower cubicle with clear glazed sliding doors, mains-powered shower and neutral mosaic tiled walls. Tiling to wet areas and floor. Heated towel rail, shaver socket, inset downlights. Obscure glazed high level casement window. Extractor fan.

BEDROOM TWO

10'3" x 10'2" (3.13m x 3.12m)

Maximum measurements provided. Another nicely sized double bedroom, triple aspect in nature, with an array of slimline windows to the side and rear providing a particularly light and bright room. Telephone point, inset downlights, radiator.

BATHROOM

A white three-piece suite comprising pedestal wash hand basin, low flush WC and panelled bath with Mira electric shower over and shower curtain. Inset downlights, extractor fan, shaver socket. Heated towel rail. Tiling to wet areas and floor.

THE EXTERIOR

PRIVATE BALCONY

A fantastic addition, offering far-reaching views across Falmouth Bay, towards The Lizard peninsula, together with the mouth of the Helford River. Accessed via the living room and principal bedroom, a nicely proportioned outside area, laid to flagstones and bordered by a timber balustrade and glass panelling thus ensuring the view is maintained perfectly. The immediate backdrop of the mature and well maintained communal gardens can be seen below, with access provided to one side via a gravelled pathway allowing potential purchasers the opportunity to leave externally via two pathways to either the front or the rear.

RESIDENTS PARKING AREA

Highly secure, completely enclosed by high walling and decorative railing. Electronic gated entrance, concealed bin store with outside water tap. Fully brick pavia'd with the allocated parking space for Number 17 set immediately on the right side upon entry into the parking area from Emslie Road. Gravelled borders and pathway to the side, providing access to the:-

LANDSCAPED COMMUNAL GARDENS

Beautifully stocked and well maintained with shaped lawn, shrub and herbaceous borders and pedestrian gate for the residents opening onto Cliff Road and the seafront.

STORAGE ROOM

Located downstairs, each apartment benefits from a marked area for additional storage.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

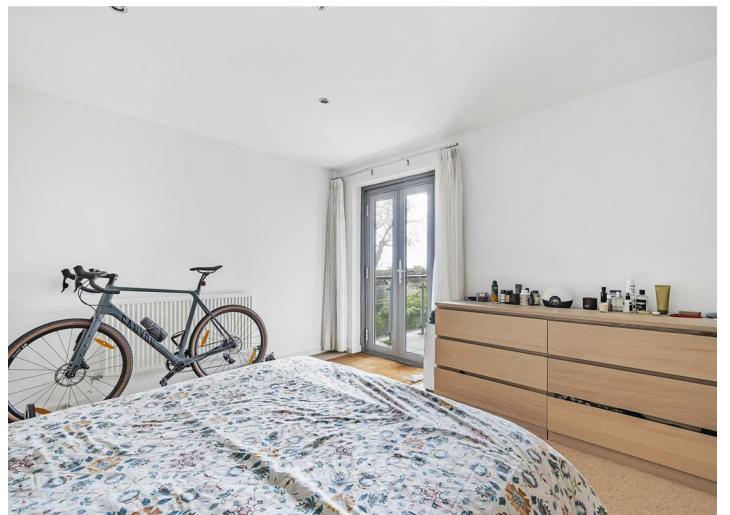
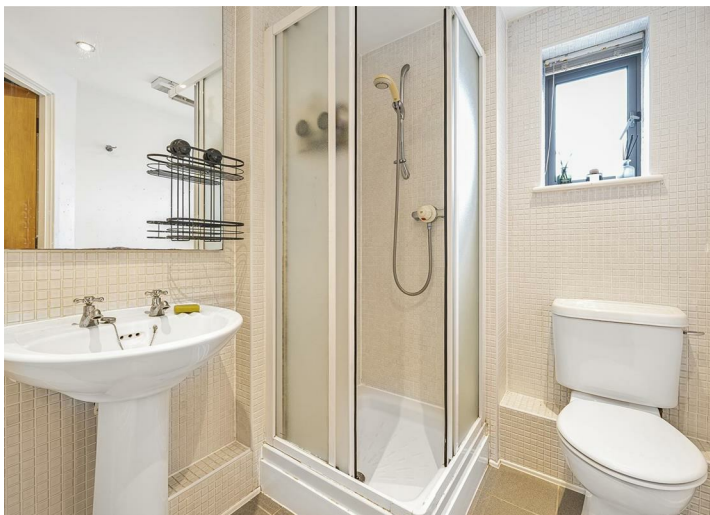
Band D - Cornwall Council.

TENURE

Leasehold. Maintenance charge for 2023/2024: £2,800. To include: buildings insurance, fire safety testing, gardening, indoor communal area cleaning, car park maintenance, general window cleaning.

VIEWING

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

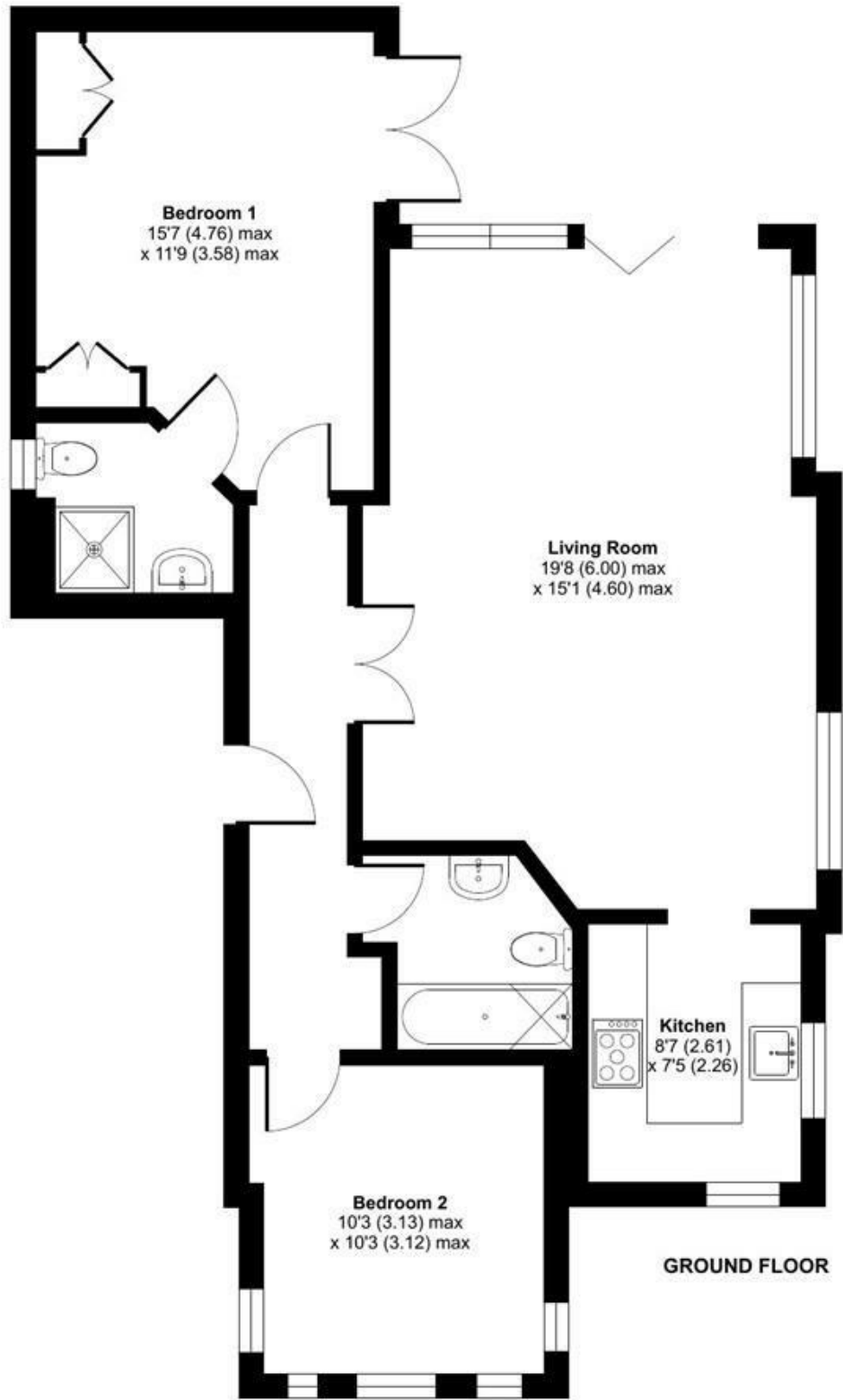


Floor Plan

Cliff Road, Falmouth, TR11

Approximate Area = 799 sq ft / 74.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2024. Produced for Laskowski & Company. REF: 1104019