



25 Gyllyngdune Manor, Emslie Road, Falmouth, TR11 4AN

Guide Price £385,000

Situated within the 'Coach House' of the landmark and highly sought-after Gyllyngdune Manor development, a mere 'stone's throw' from the renowned seafront and sublime sandy beaches of Castle and Gyllyngvase alike; an exceptional ground floor apartment, presented impeccably with open-plan kitchen/living/dining room, en-suite principal bedroom, allocated off-road parking and zoned underfloor heating throughout. No onward chain.

Key Features

- Impeccable ground floor apartment
- 2 bedrooms, 2 bath/shower rooms
- Beautifully maintained
- Allocated off-road parking
- Situated within an iconic development
- Contemporary open-plan kitchen/living/dining room
- Share of the freehold included
- EPC rating B



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From the secondary car park, accessed from Emslie Road, a brick tiled pathway leads to a canopied entrance with video-entry system and external light. Communal glazed entry door leads into the:-

COMMUNAL HALLWAY

Wall-mounted post boxes. Entry door for the apartment (first on the left-hand side), leading into the:-

L-SHAPED PRIVATE HALLWAY

Quality oak flooring, doors to all rooms, inset downlights, wall-mounted video-entry system. Large cloaks cupboard with courtesy light and coat hooks. Rehau under-floor heating thermostat. Door to:-

WALK-IN 'UTILITY' CUPBOARD

Space and plumbing for washing machine and tumble dryer (in a stack). Courtesy light, under-floor heating manifold, electrical consumer unit.

OPEN-PLAN LIVING/DINING/KITCHEN

24'1" x 11'10" (7.36m x 3.62m)

Beautifully presented, nicely proportioned and providing clearly defined areas for preparation, dining and relaxing.

KITCHEN AREA

A quality fitted kitchen comprising an array of white gloss units set above and below a granite-effect roll-top worksurface with contemporary tiled splashback at mid point. Stainless steel sink with mixer tap and drainer. Integral appliances to include Bosch electric oven with Neff four-ring gas hob over and Bosch stainless steel extractor, Bosch dishwasher and tall fridge/freezer. Slimline double glazed doors provide access to a Juliet balcony, with glass panel and timber balustrade, offering oblique bay and harbour views, including the fields of Flushing to one side and a snapshot of the open bay to the other. Inset downlights, engineered oak flooring, open to the:-

LIVING/DINING AREA

Flowing from the kitchen, with much natural light provided by a large four-pane double glazed sash window and ancillary obscure glazed sash window, both with shutter blinds for added privacy. Continuation of engineered oak flooring, ceiling light, Rehau under-floor heating thermostat. Telephone and TV aerial point.

BEDROOM ONE

10'2" x 14'1" (3.10m x 4.30m)

A generously sized principal bedroom with large double glazed four pane sash window with shutter blinds. Contemporary doors to built-in wardrobe with shelving and hanging rail. Rehau under-floor heating thermostat, contemporary wall lights, ceiling light. Door to the:-

EN-SUITE SHOWER ROOM

An immaculate shower room comprising low flush WC, pedestal wash hand basin with mixer tap, corner shower cubicle with curved doors, mains-powered shower and neutral tiling throughout. Shaver socket, inset downlights,

extractor fan, heated towel rail. Mirror-fronted medicine cabinet. Tiling to floor and walls.

BEDROOM TWO

9'10" x 9'8" (3.02m x 2.97m)

A guest room, once again with built-in wardrobe with shelving. Double glazed four-pane sash window to far side with shutter blinds enjoying an outlook over the well tended communal gardens. Rehau under-floor heating thermostat, ceiling light.

BATHROOM

Superbly appointed, featuring wall mounted WC with concealed cistern, 'floating' sink with mixer tap, tile panelled bath with mains-powered shower and folding shower screen, wall mounted taps. Large heated towel rail, inset downlights, shaver socket, extractor fan. Neutral tiling to walls and contemporary floor tiling.

THE EXTERIOR

PARKING

From Emslie Road, an entrance into a secondary tarmac parking area offers a space set immediately on the left-hand side upon entry, clearly stating '25'.

COMMUNAL GARDENS

Beautifully tended and landscaped communal gardens which, to the front of the development, enjoy the southerly aspect and views over Falmouth Bay.

STORAGE AREAS

Available for bikes, recycling and bin storage.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired heating with thermostatically controlled under-floor heating for each room.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

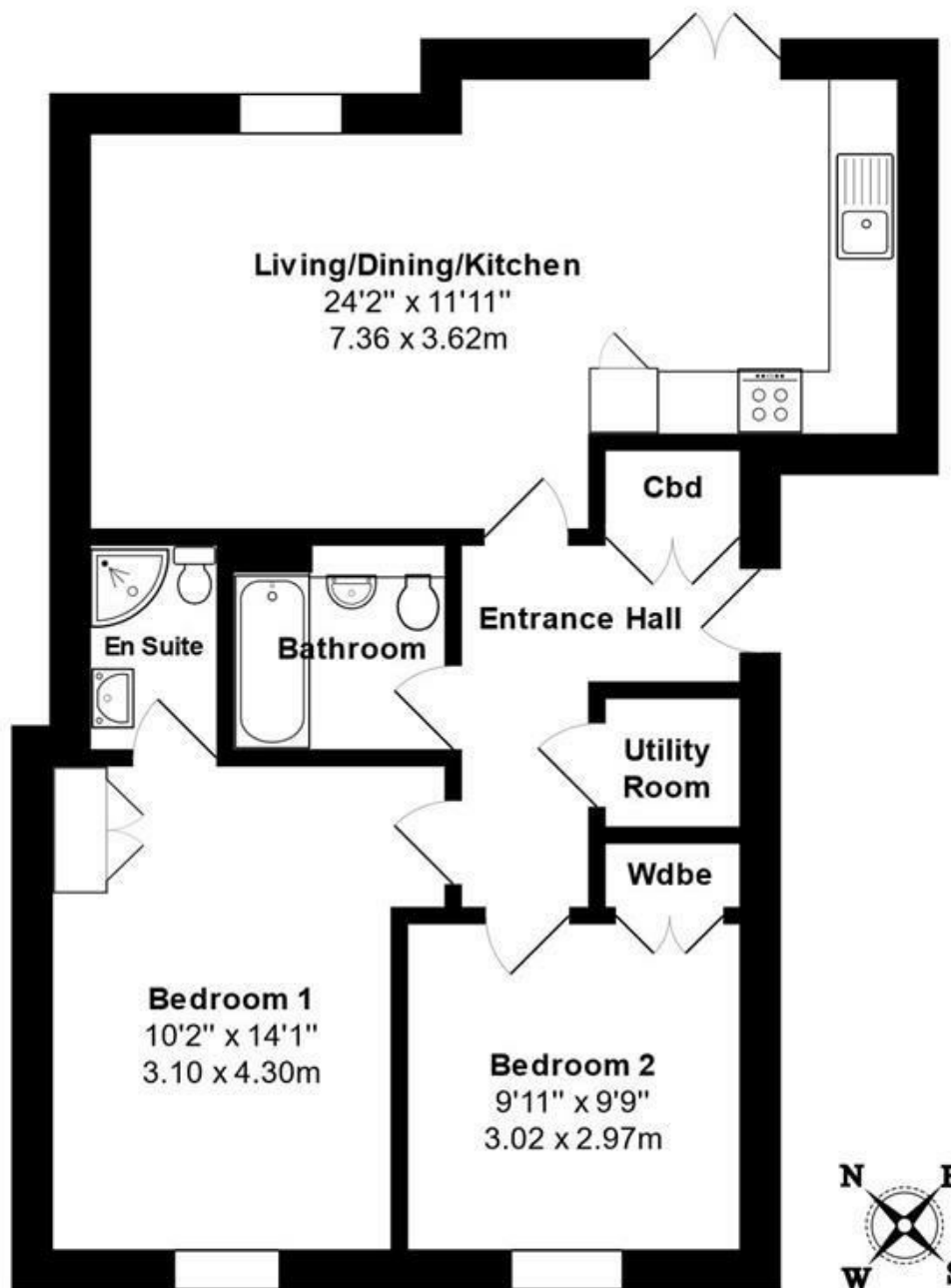
Leasehold. 999 year lease commencing 16 March 2011. Share of freehold (full details available). Service charge: £1,712.00 per annum, which includes the upkeep of communal gardens, grounds, parking areas and service road, cleaning and upkeep of communal areas. Contingency fund for regular exterior painting, etc - full details available.

VIEWING

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



Floor Plan



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Total Approx Area: 729 ft² ... 67.7 m²

All measurements are approximate and for display purposes only