



Laskowski
&Co



31 Bay Court, Cliff Road, Falmouth, TR11 4NP

£235,000

A spacious and well maintained first floor, 2 double bedroom apartment, within one of only two McCarthy & Stone retirement developments in Falmouth, offering convenient facilities including a residents lounge with stunning bay views, well maintained sea-facing gardens, in-house manager, and ample residents parking. No onward chain.

Key Features

- First Floor Apartment
- Generously proportioned
- Residents lounge with exceptional bay views
- For purchasers over 55 years only
- 2 double bedrooms
- Superb gardens
- Parking for residents only
- EPC rating B



THE ACCOMMODATION COMPRISES

From the communal parking area, a tarmacadam pathway leads to:-

ENTRANCE PORTICO

Automatic opening doors, opening into:-

ENTRANCE LOBBY

Central doorbell system, internal electric door and access to:-

MAIN LOBBY

Lift access is provided to the first floor or, alternatively, steps rise to the first floor landing, where the entrance to Number 31 can be found. Private door to:-

HALLWAY

Panelled doors leading to bedrooms, shower room. Cloaks cupboard with shelving, hanging rail and electric meter with consumer unit over. Door to large airing cupboard with slatted shelving and floor mounted water cylinder. Electric wall heater, ceiling light, wall mounted emergency alarm system. Multi glass pane door leading to:-

LIVING/DINING ROOM

Of great depth, with large casement window providing much natural light and with an outlook over the communal parking area and gardens. Two electric wall heaters, TV aerial point, telephone point, wall lights. Emergency pull cord system. Space for dining furniture. Glazed folding door to:-

KITCHEN

Well appointed, with an array of fitted units to two sides, above and below a roll-top worksurface, inset sink with mixer tap and drainer, tiled splashback. Appliances to include Cook & Lewis electric oven, Creda four-ring electric hob, tiled splashback and extractor unit over. Space for under-counter fridge and freezer units, four-pane window to rear elevation providing an elevated outlook over the well tended front gardens and communal parking area beyond. Wall mounted shelving, ceiling light. Tile-effect flooring, Dimplex wall mounted fan heater, emergency pull cord system.

BEDROOM TWO

Currently used as a dining room yet providing the possibility of being a double bedroom. A spacious room, with four-pane casement window providing plentiful natural light and views over the well tended front gardens. Wall lights, wall mounted electric heater, emergency pull cord system.

BEDROOM ONE

Another well proportioned bedroom, with ample space for furniture. Mirror-fronted built-in wardrobes. Wall lights, four-pane casement window, electric wall heater. Telephone point.

SHOWER ROOM

A modernised and white three-piece suite comprising low flush WC, vanity unit with sink and mixer tap, broad double width shower cubicle with mains-powered shower, sliding shower room handgrips. Mirror with back lit lighting. Heated towel rail, extractor fan, electric fan heater, tile-effect flooring.

COMMUNAL FACILITIES

RESIDENTS LOUNGE

A broad sea-facing living area and balcony with seating, overlooking Falmouth Bay and offering a communal kitchen, allowing residents to make refreshments and enjoy a social aspect on a day-to-day basis.

LAUNDRY ROOM

Located at ground floor level and available to all residents. Prospective purchasers should be made aware that all costs for the washing and drying facilities are included within the maintenance charge.

THE EXTERIOR

COMMUNAL GARDENS

Bay Court stands in attractively landscaped and well tended gardens, featuring lawned areas with mature shrub borders and sitting-out areas with stunning views across Falmouth Bay.

PARKING

Communal residents parking is located on one side of the development, accessed from Cliff Road, subject to application from the house manager.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone point (subject to supplier's regulations). Electric heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Leasehold: 125 years commencing 1996. Ground rent: £586.18 per annum. Service charge: £4437.38 per annum to include building insurance, upkeep of all communal areas, window cleaning, live-in house manager, 24 hour emergency line, repairs and general maintenance, reserve fund, water, drainage and professional services.

AGENT'S NOTE

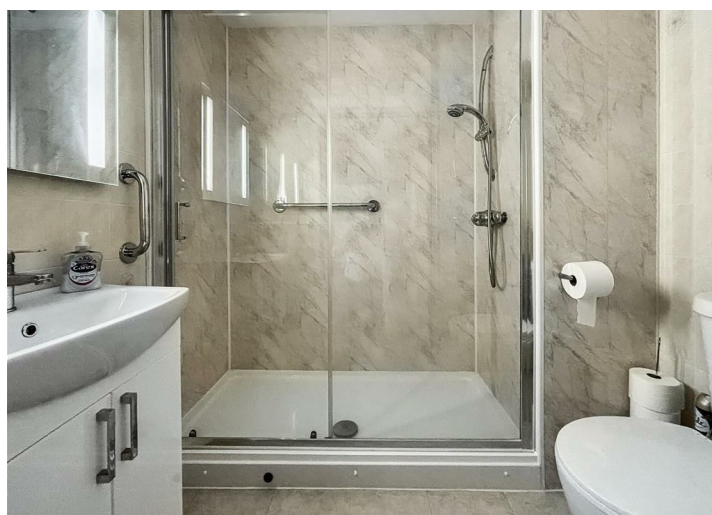
Prospective purchasers must be over the age of 60, or in the event of a couple, one must be over the age of 60 years and the other over 55.

VIEWING

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

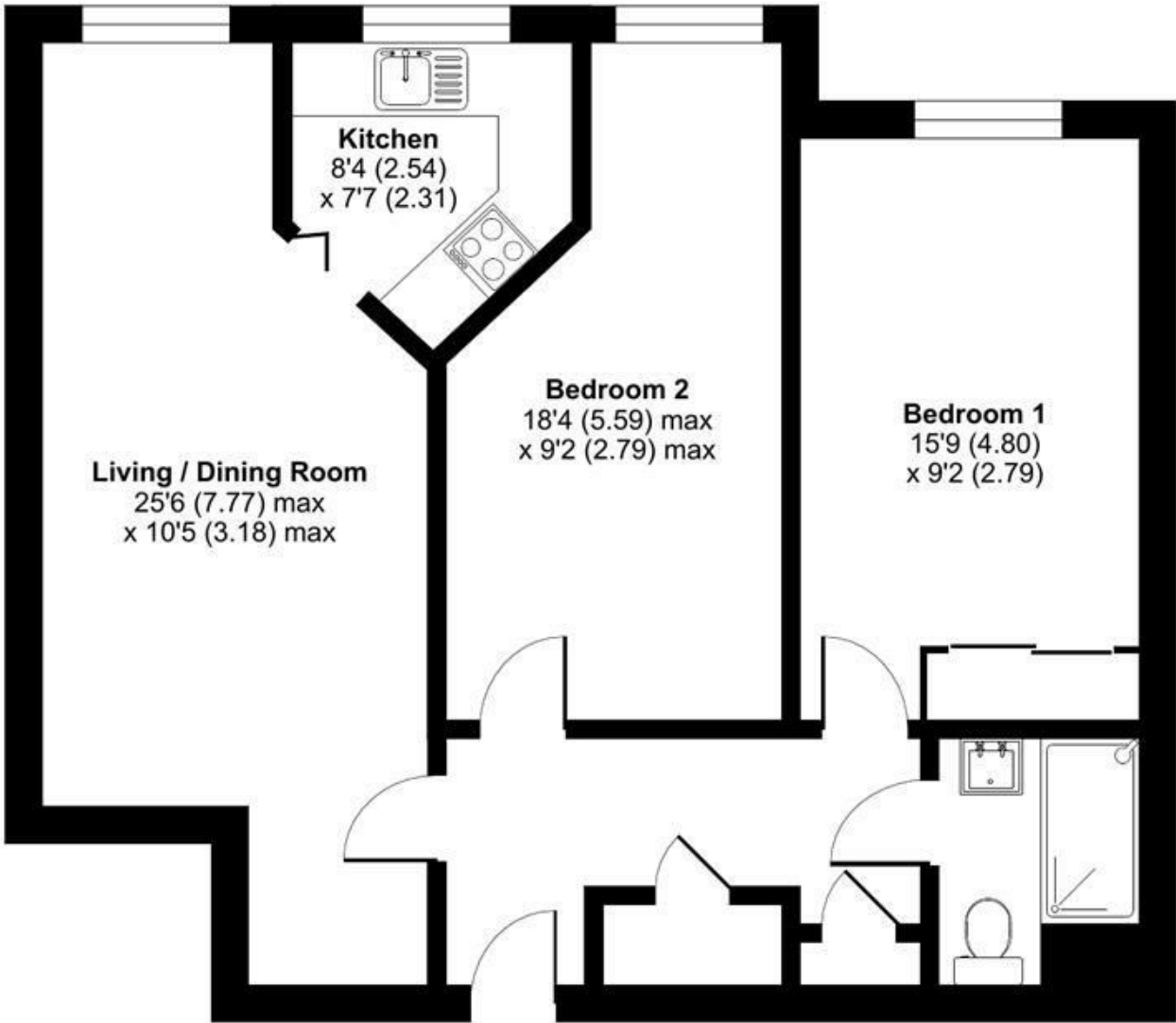


View from residents lounge



Bay Court, Cliff Road, Falmouth, TR11

Approximate Area = 704 sq ft / 65.4 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1313123