



20 Carnes Court, Emslie Road, Falmouth, TR11 4BY

Guide Price £180,000

A superbly maintained and deceptively large 1 double bedroom second floor apartment, located within a purpose built development, specifically for those aged 55 and over. Moments from one of Falmouth's renowned sea-fronting roads, Carnes Court boasts facilities including an in-house manager, residents lounge and residents parking.

Key Features

- 1 double bedroom apartment
- Spacious and light accommodation
- Immaculately presented
- Residents parking available
- Purpose built development
- Open plan living/dining room
- Positioned superbly for Falmouth seafront
- EPC rating C



THE PROPERTY

McCarthy & Stone are well known providers of retirement accommodation throughout the country and have built three developments in Falmouth. Carnes Court is perhaps the most favoured due to its small and select nature, prime south-facing seafront position, with communal gardens which open directly onto Cliff Road, a level walk along which leads to Castle Beach in one direction, and Gyllyngvase Beach in the other.

Occupancy is restricted to a single resident being over sixty years of age, or for a couple, one must be sixty and the other over fifty five. A house manager is regularly on site, providing help and assistance to the residents, who have a convivial communal lounge with tea and coffee making facilities etc. There is also a guest's suite which is available on application from the manager for visiting friends and relatives; parking is available to the rear of the building off Emslie Road, and the well maintained communal front gardens provide sunny sitting-out areas. A service charge of £1,615.66 per six months, together with a ground rent of £354.92 for six months covers all aspects of maintenance and buildings insurance, with each resident only being responsible for their own heating bills and the internal redecoration and carpeting of their own apartment.

THE ACCOMMODATION COMPRISES

COMMUNAL HALLWAY

From the communal hallway, a stairwell rises to the second floor. Alternatively, lift access is provided. From the hallway, a private front entrance door leads into the:-

RECEPTION AREA

7'4" x 6'9" (2.24m x 2.08m)

Broad and spacious with doors to the bedroom, bathroom, living/dining room and walk-in cloaks/airing cupboard measuring (2.00m x 0.86m) housing water heating system, slatted shelving and hanging rail, together with light. Shallow cupboard housing electrical consumer unit and meter. Tunstall intercom system. Ceiling light. Door to the:-

LIVING/DINING ROOM

A particularly deep, bright and deceptively spacious room, semi-open to one side, incorporating a dining area and feature Juliet balcony, accessed via glazed French doors, with an elevated outlook over Emslie Road.

LIVING AREA

22'2" x 10'7" reducing to 6'7" (6.76m x 3.23m reducing to 2.03m)

Providing plentiful space, with French doors to the Juliet balcony. TV aerial point, telephone point, two ceiling lights, Economy 7 heater. Obscure glazed casement doors leading to kitchen. Broad opening to the:-

DINING AREA

12'11" x 8'0" reducing to 6'3" (3.96m x 2.44m reducing to 1.91m)

An unusual addition for a property of this nature, offering a degree of width and space, with space for a dining table, chairs etc. uPVC casement windows to far side, offering an elevated view over Emslie Road. Economy 7 heater, ceiling light.

KITCHEN

7'7" x 7'2" (2.32m x 2.19m)

(Irregular shape room) Immaculately presented and comprising an array of light oak effect units set to two sides, both above and below a granite-effect roll top work surface incorporating stainless steel sink with drainer and separate taps, together with neutral tiled splashback. Appliances include Electrolux electric oven, Lamona four ring ceramic hob, Candy fridge/freezer, and Hotpoint washer/dryer. Further space for undercounter white goods, if

required. uPVC double glazed window offering an elevated view over Emslie Road. Creda high level electric fan heater, ceiling light, vinyl flooring.

BEDROOM

16'2" x 8'11" reducing to 5'1" (4.93m x 2.74m reducing to 1.57m)

Another spacious room with mirror-fronted built-in wardrobes with shelving and hanging space. A room of irregular shape and tapering towards the far side, with casement window offering plentiful natural light with elevated views over Emslie Road. TV aerial point, ceiling light, telephone point. Economy 7 heater.

BATHROOM

6'9" x 5'6" (2.08m x 1.68m)

An immaculately presented white three piece suite comprising low flush WC, pedestal wash hand basin with separate hot/cold taps, and wood-effect panelled bath incorporating handgrips for convenience, separate hot/cold taps, glazed shower screen and mains powered shower. Fully tiled throughout. Heated towel rail, extractor fan, ceiling mounted Creda electric fan heater, strip light/shaver socket. Vinyl flooring.

THE EXTERIOR

PARKING

To the rear of the property, accessed off Emslie Road, parking is available for residents and visitors.

COMMUNAL GARDENS

Attractively stocked, maintained and landscaped, providing sitting-out areas as well as a pathway and gate directly onto the seafront.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

AGENT'S NOTE

There is an age restriction for resident's of this development: single residents must be sixty years or over and, for couples, one partner must be sixty years plus and the other fifty five plus.

TENURE

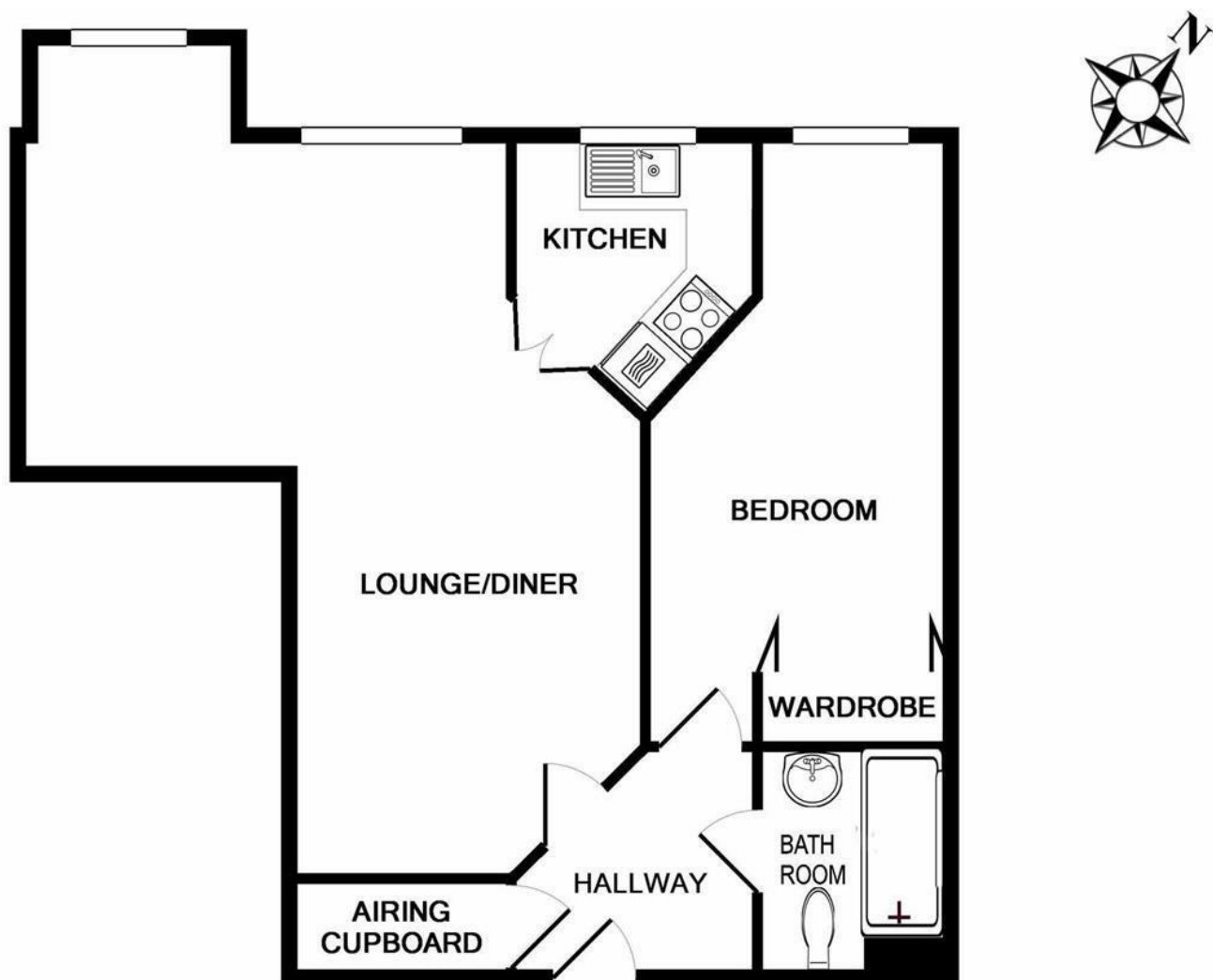
Leasehold - 125 years from 2000. Maintenance charge of £1,615.66 due in September 2025. Ground rent of £354.92 paid six monthly. We understand pets are permitted, but holiday letting is not.

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, CORNWALL TR11 4BY.

TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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