



Apt 27, Gyllyngdune Manor Emslie Road, Falmouth

Guide Price £295,000 Leasehold

Set within the modern yet characterful Gyllyngdune Manor in one of Falmouth's most sought after near seafront locations. First floor two double bedroom apartment within a short walk to the seafront. Wonderful primary or secondary home with no onward chain.

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THE PROPERTY

Set within a detached building to the Emslie Road side of the development consisting of only five apartments. This first-floor property overlooks Falmouth bay, is a very short walk to the seafront, and is located by the renowned subtropical gardens of Falmouth's Princes Pavilion. An allocated parking space is easily accessible from the road and lies very near the light and bright communal entrance. The apartment itself consists of two double bedrooms, a luxurious master en-suite, bathroom and open plan living, kitchen, dining room with dual aspect sash windows and a Juliette balcony enjoying views of the harbour. The finish is nice, benefiting from tiled bathrooms, underfloor heating and a high specification throughout, with a large double-opening door storage cupboard and a great-sized utility cupboard in the hallway. This would make a beautiful primary home or bolt-hole in a fantastic location, highly recommended for internal viewing. No onward chain.

- First floor apartment within popular development
- Near sea front, also close to town
- Nicely presented and light accommodation
- Two double bedrooms, master en-suite
- Open plan living space with Juliette balcony
- Allocated parking space
- No onward chain
- COUNCIL TAX: D
- EPC RATING: C

THE LOCATION

Gyllyngdune Manor occupies one of the most sought after, valuable and uplifting residential positions to be found anywhere in Falmouth, set back from the seafront, overlooking the established gardens and grounds and out to sea, with glorious southerly views across Falmouth Bay to the infamous Manacles reef. Its location is superb, on the town's seafront and southern side, with Castle beach right ahead, Pendennis Castle and Point to the East and a few moments' walk to Gyllyngvase beach and café, along the coastal path to Swanpool and Maenporth beaches and beyond to the Helford River.

This location is also remarkably convenient to the town and harbourside where there is an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year-round vibrant community. There are five primary schools and one secondary school in the town and in Penryn as well as highly regarded independent preparatory and senior schools in Truro.

Falmouth boasts the third deepest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Falmouth is consistently ranked as one of the top five places to live in the UK.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

COMMUNAL ENTRANCE - A lovely light communal entrance hall is accessed from the courtyard through a video operated door entry. Stairs rise to the first floor and on the right a front door into...

ENTRANCE & HALLWAY - The entrance and hallway provides access to all areas of the apartment with space for coat and shoe storage, a large double opening door cupboard on the left and a good sized utility cupboard on the right. Wood flooring, spotlights. First door on left into...

OPEN PLAN LIVING ROOM - Windows to the side aspect with water glimpses from the French doors and Juliette balcony off the kitchen/diner, wood flooring throughout, spotlights. Plenty of space for sofa suites, large dining table and a fully fitted kitchen comprising; range of base and eye level units, worktop, splashback, one and a half basin with drainer, integrated electric oven, four ring gas hobs, extractor over, integrated tall fridge/freezer, under counter dishwasher, wall mounted gas boiler in cupboard.

BEDROOM ONE - Master bedroom with sash windows to the inner grassed courtyard, carpet, lighting, built-in deep wardrobe. Door to en suite.

ENSUITE - Low level flush WC, pedestal wash basin, corner shower cubicle with mixer shower. heated towel rail, extractor.

BEDROOM TWO - Second good sized double bedroom with sash window to side aspect, carpet, lighting, built-in deep wardrobe.

BATHROOM - Bathroom accessed off hallway, tiled floor to ceiling, spotlights, heated towel rail, extractor, low level flush WC, wall mounted wash basin, bath with mixer shower above and glazed folding screen.

COMMUNAL GARDENS - Beautiful large South facing area of lawn enclosed by hedging and trees bordering Gyllyngdune Gardens enjoying sea views, pathways leading from parking area to an enclosed courtyard area laid to lawn with graveled borders and hedging.

PARKING - One allocated parking space for 27, set next to the apartment.

SERVICES - Mains water, electricity and drainage, mains gas fired boiler provides underfloor heating and hot water.

TENURE - 999-year lease from 2010. Each of the 27 owners has a share of the freehold. The development is managed by Bluewater Management Ltd. 01209 214700.

Following the Directors Meeting they agreed the following for financial year 2026/2027.

A 3% inflationary increase, so the budget will be £60,800.00.

No 27 contributes 3.116% so: $3.116/100 * £60,800 = £1,894.53$

Paid in two installments in April and October i.e. £947.26 twice yearly.

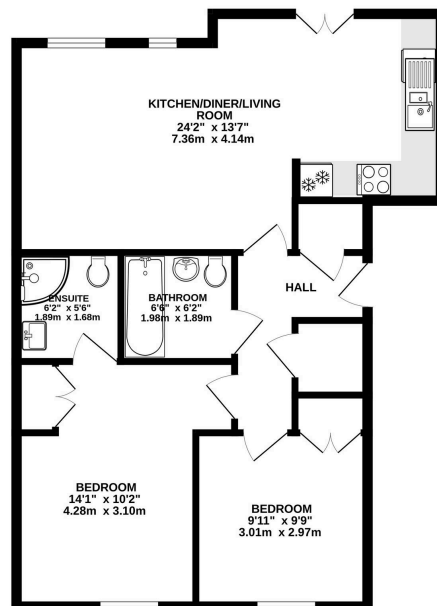
Buildings Insurance contribution is included within this total. There is no Ground Rent.

An S20 is being undertaken for external decoration and the indicative costs are approximately £29K so a one-off invoice of approximately £900.00 will also be issued in a few months time. $3.116/100 * £29,000 = £903.64$

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act 1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq ft. (65.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The accuracy of the measurements and any other details has not been tested and no guarantee as to their accuracy or efficiency can be given.
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