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**Emslie Road,
Falmouth**

**£275,000
Leasehold**





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Property Introduction

A ground floor retirement flat in a well managed and safe environment on the sea front at Falmouth exclusively for those aged 60 or over. The development enjoys the most incredible views and all that living near the beaches has to offer.

This spacious two bedroom apartment has an updated fitted kitchen, a principal bedroom with an en-suite WC, an updated shower room and a lounge opening to the patio and also benefits from its own access to retain independence. There is a lovely communal lounge in the building for socialising, laundry facilities, a guest suite for visitors and the building has recently been modernised and decorated with the lift being upgraded.

To the outside is a communal terrace and garden, car parking and a bin store. This flat enjoys level access and there is also a ramp and a pedestrian gate leading out onto the seafront which is a stone's throw away.

Location

A superb location with panoramic views from the communal gardens taking in Pendennis Castle across to Gyllyngvase beach, Stack Point and Maenporth headland. You can take in the fresh air walking along the virtually level seafront directly opposite and continue along the coastal path, or alternatively Falmouth town centre is within half a mile walk inland and can also be accessed via the regular bus service that serves the town with a bus stop on the seafront just a hundred yards from the development.

Falmouth Town Railway Station with links locally and to London Paddington is a few minutes' walk from the back gate. The town of Falmouth offers a variety of shops, cafes, restaurants and banking facilities, plus a multi-screen cinema and at Gyllyngvase there is also a useful mini-supermarket. At the nearest end of the town is Event Square with the National Maritime Museum which is home to many annual events such as the annual Sea Shanty.

ACCOMMODATION COMPRISES

Through a communal door, level access down the hallway to the apartment. Door leading into:-

HALLWAY

Laminate flooring and night storage heater. Two storage cupboards, one housing an immersion heater with shelving and the other housing electrics. Call bell system. Door leading into:-

LOUNGE 15' 11" x 11' 8" (4.85m x 3.55m) maximum measurements

A light, bright and spacious room with a feature fireplace housing an electric fire with mantelpiece and hearth. Dimplex night storage heater. Call bell system. Two glazed doors open to the kitchen, small double glazed window to side and double glazed doors open out to the:-

PATIO SPACE

A private patio space enjoying views towards the sea. Pathway leading from the patio continues around to the communal patio and garden.

KITCHEN 7' 3" x 6' 9" (2.21m x 2.06m)

Having a range of floor and wall mounted white matte finished Shaker style cupboards with worktop incorporating a sink and drainer with double glazed window above. Integrated hob and oven with tiled surround. Space for fridge and space for an automatic washing machine (white goods are available by separate negotiation). Display cabinet. Call bell system.

Returning to hallway, doors off to:-

BEDROOM ONE 11' 7" x 10' 9" (3.53m x 3.27m) plus recess

Double glazed window with fitted vertical blinds. Wardrobe with folding mirrored doors. Laminate flooring, doors leading out to car park. Dimplex heater. TV aerial point and call bell system. Double doors to car park. Further door leading into:-

EN-SUITE WC

Low level WC and pedestal wash hand basin with mirror over. Extractor fan and call bell system.

BEDROOM TWO 13' 6" x 8' 9" (4.11m x 2.66m) plus door recess

Double glazed window and fitted blind. Wall hung electric heater. Call bell system.

SHOWER ROOM

Low level WC, pedestal wash hand basin with mirrored cabinet above and double walk-in shower with splash boarding to walls. Heated towel rail and extractor fan. Call bell system.

COMMUNAL FACILITIES

A residents communal lounge is on the same level as the apartment, this also has a small kitchen. There are extra laundry facilities and a guest room for visitors which can be booked via the on-site manager (present each weekday morning) and a bin store. The communal patio and gardens lie to the front.

PARKING

To the rear of the building parking is available in non-allocated spaces.

LEASEHOLD INFORMATION

The remainder of a 125 year lease dated from February 2000. Charges include a ground rent fee of £420.00 and service and maintenance charge of £2420.00, both these charges are payable each six months and includes the on-site manager (available on weekday mornings) call bell systems, water bills, buildings insurance, window cleaning and the upkeep of the communal garden areas and general maintenance of the building including lift and residents lounge. One resident needs to be 60 plus years old but the partner can be aged 55 plus years old.

SERVICES

Mains water, mains drainage and mains electricity.

AGENT'S NOTES

The Council Tax band for the flat is band 'D'.

DIRECTIONS

From the roundabout by the Merchants Manor Hotel on Western Terrace, continue over the roundabout and proceed down into Melvill Road. Turn right into Emslie Road and Carnes Court can be found on the left hand side just after entrance to Royal Duchy Hotel. If using What3words; tolls.held.down

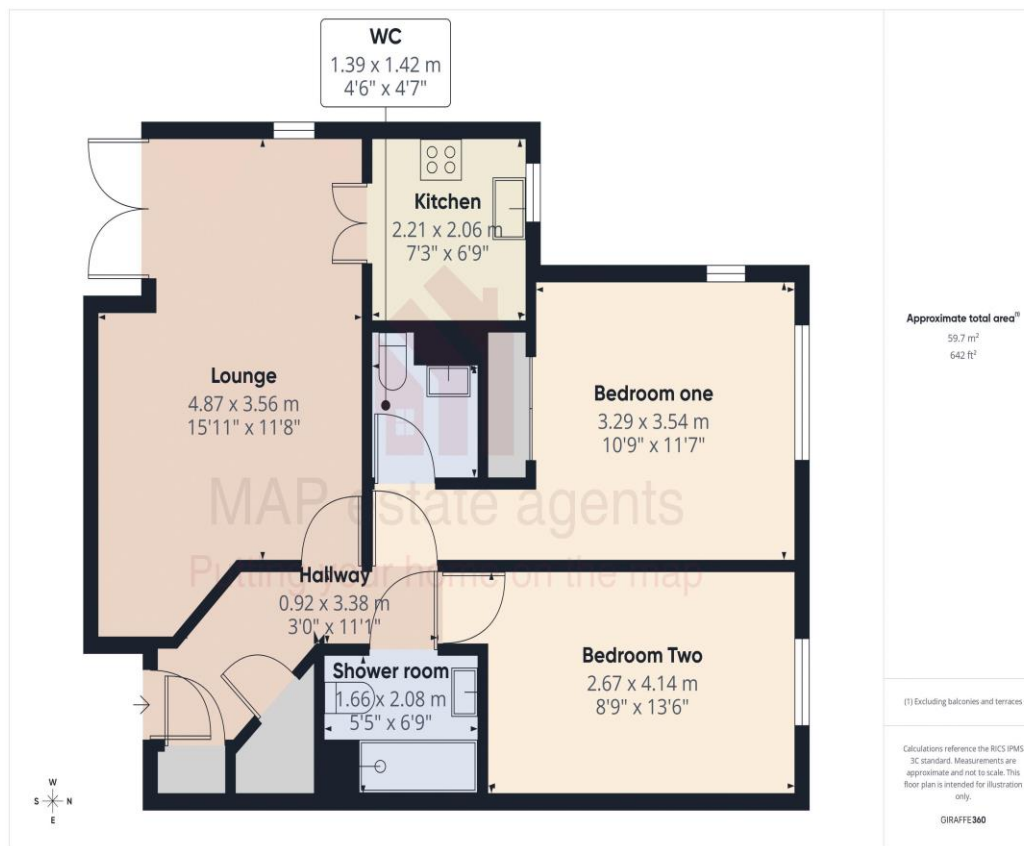


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Sea front ground floor retirement apartment
- Beautifully presented
- Offered for sale chain free
- Updated kitchen and shower room
- Updated heating
- Two double bedrooms, principal with updated en-suite WC
- Private small patio
- Communal shared terrace for stunning views!
- Communal gardens with views across the bay
- Parking in non-allocated spaces



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