

Apt 15, The Fitzroy Cliff Road, Falmouth

Guide Price £495,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

Built by the renowned developers Pegasus approximately five years ago, The Fitzroy offers a lifestyle more akin to a luxury hotel than a traditional apartment development. From the moment you enter the building, the exceptional design and quality are evident. A spacious and welcoming lobby features a reception area, access to the residents' lounge, and lift service to the apartments above.

Located on the third floor, Apartment 15 enjoys a prime central position within the building. As soon as you step inside and close the front door, you are immediately greeted by stunning views across the bay. The apartment benefits from a generous balcony, perfect for al fresco dining while taking in the coastal scenery.

The open-plan living space is bright, warm, and inviting, with floor-to-ceiling windows providing panoramic views of the bay. Its southerly aspect allows natural light to flood the room while creating a comfortable living environment throughout the year.

To the rear of the apartment are two well-proportioned double bedrooms, including a principal bedroom with the added benefit of an en-suite shower room. A further bathroom is conveniently located off the hallway, along with two useful storage cupboards.

The Fitzroy operates an over-55s policy, ensuring a peaceful, tranquil, and high-quality living environment. Residents enjoy not only the superb facilities but also the warm and welcoming community that has developed within the building.

Among the many additional features on offer, residents can take advantage of a dedicated guest suite, which can be booked in advance for visiting friends and family. There is also an on-site House Manager, Jules, who provides concierge-style support and assistance with a wide range of day-to-day needs, adding further convenience and peace of mind.

A rare opportunity to acquire a beautifully presented apartment in one of the area's most sought-after retirement developments, enjoying luxury accommodation, exceptional facilities, and breathtaking bay views.





- Select quality development
- Spectacular seafront location
- Two double bedrooms; master en suite
- Open-plan living room
- Large sea-facing balcony
- Over 55's community
- On-site house help/manager/concierge
- Communal lounge and gardens

THE LOCATION

The Fitzroy occupies an enviable position along Falmouth's seafront with the most breath-taking, unobstructed south- and east-facing views to bay and coast. The bay boasts a number of beaches, from the more secluded 'Castle' beach, to 'Tunnel' and Gyllyngavse - Falmouth's most popular beach and home to the perennially popular Gylly Beach Café.

The seafront is part of the Southwest coastal path, accessing wonderful seaside walks to Swanpool and Maenporth beaches and the Helford River and beyond in one direction, and in the other, around Pendennis Headland, passing Henry VIII's castle, built to protect us from the territorial aspirations of the French and Spanish.

Situated on Falmouth's southern side, Seascapes is half a mile from the town and harbour, 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 station at Falmouth Town provide a convenient link to the mainline at Truro for Exeter and London, Paddington.

Falmouth boasts the third largest 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.







Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Services: Mains electricty, water & drainage

TENURE

Leasehold: 992 years remaining

999 years from the 1st January 2018

Current Service Charge: 01/07/2026 - 30/06/2027 £7,225.79 per annum (reviewed annually)

PARKING - Subject to availability, residents are able to reserve a parking space at a fee of £600 per annum, with the gated a secure parking area at the rear of The Fitzroy complex.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

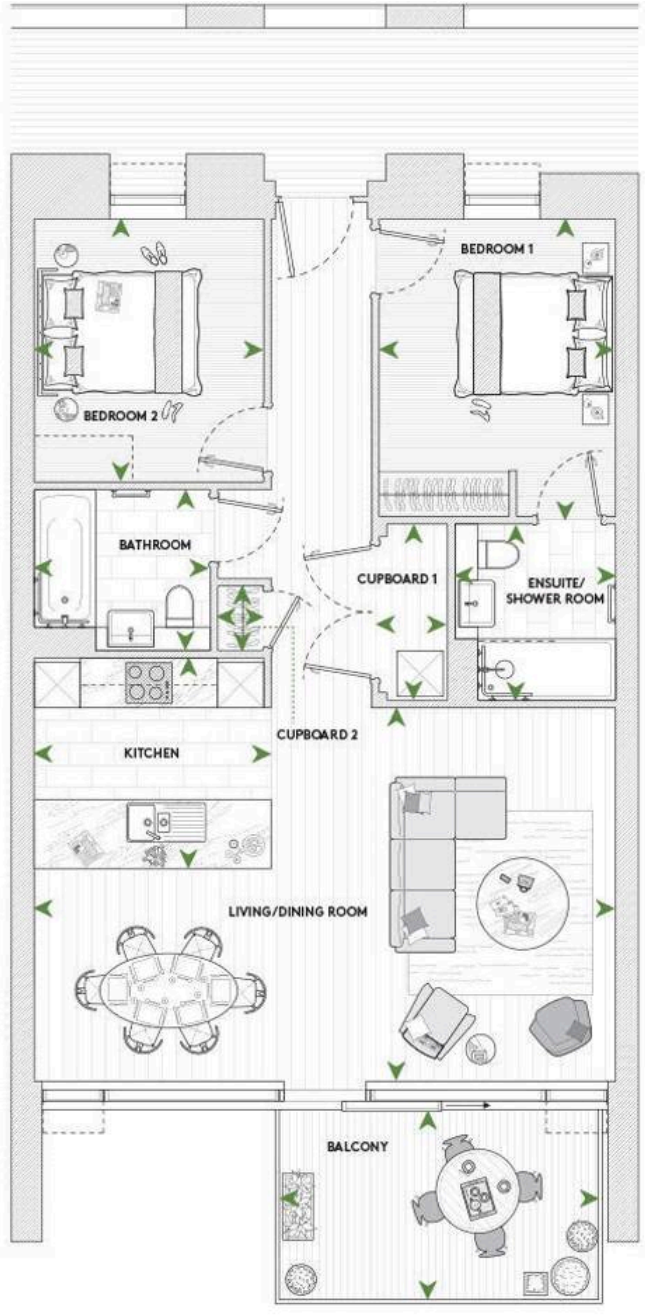












THE FITZROY

FALMOUTH

SECOND FLOOR

APARTMENT 15

2 BEDROOM

APARTMENT AREA
921sq.ft

LIVING/DINING ROOM
24ft 11in x 16ft 1in

KITCHEN
10ft 2in x 9ft

BEDROOM 1
12ft 10in x 10ft 2in

ENSUITE/SHOWER ROOM
7ft 7in x 6ft 11in

BEDROOM 2
11ft 2in x 9ft 10in

BATHROOM
7ft 7in x 6ft 11in

CUPBOARD 1
7ft 7in x 2ft 11in

CUPBOARD 2
2ft 9in x 2ft

BALCONY
14ft x 8ft 4in



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PegasusLife

THE FITZROY FLOOR PLANS

All information provided in this document has been published in good faith and the utmost effort has been made to ensure accuracy. However, accuracy cannot be guaranteed and if any of the information in this document has changed as of August 2017 then the authors cannot be held responsible. Information and images concerning floor plans, apartment specification and room dimensions are anticipated only and are subject to change. The designs and images are indicative only. All sales are subject to contract.



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans 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.

The Property Ombudsman

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