



## 4 The Fitzroy, Cliff Road, Falmouth, TR11 4FR

£392,000

Set in a luxury, purpose-built development for those aged 55 or over, benefitting from exceptional dedicated facilities including residents lounge and kitchen, sun terrace, beautifully landscaped gardens, visiting guest suite and gated parking (subject to availability); an outstanding 1 bedroom, 1 shower room ground floor apartment, situated along one of Falmouth's finest sea-fronting roads, enjoying a south facing aspect with views spanning across the open bay towards Pendennis Headland and Castle. A broad, 24 ft sun deck spans the front of the property, accessible via feature a full height glazed sliding door from the open plan living/kitchen/dining area. Sold with the benefit of zone-controlled underfloor heating, high quality fixtures and fittings and air conditioning unit to the living area. Allocated parking available (subject to availability).

### Key Features

- Luxury coastal apartment
- 1 bedroom, 1 shower room
- South-facing sun deck with open water views
- For those aged 55 or over with wheelchair access
- Ground floor
- Open-plan kitchen/living/dining area
- Exceptional residents facilities
- EPC rating B



## THE ACCOMMODATION COMPRISES

From the communal entrance to The Fitzroy, stairs rise to a raised ground floor. Alternatively, there is lift access. From the residents 'leisure area' a hallway leads to the private front entrance for Apartment 4. Door opens into the:-

### RECEPTION HALLWAY

Bright and welcoming, with wall-mounted telephone intercom system and video feature. Engineered oak flooring, inset downlights, double cupboard housing space and plumbing for washer/dryer, Nuair heating system, telephone and internet connection hub and small storage area set underneath. Hallway open to the:-

### OPEN-PLAN KITCHEN/LIVING/DINING ROOM

Once again, light and bright, spanning the full depth of the property, offering views view triple-leaf full height glazing capturing the open bay to the distance and initially, the deep private balcony, together with the superbly stocked communal garden. In all, a wonderful room offering much light and space for those discerning purchasers wishing to furnish accordingly.

### LIVING/DINING AREA

Continuation of engineered oak flooring. Inset downlights with dimmer switching, wall-mounted under-floor heating thermostat. Quality built-in units for storage, set to one side and providing both cupboards and open shelving. Master telephone and TV aerial point socket. Tall and glazing sliding door with matching panels, giving access onto a spacious and enclosed balcony with expectational views across Falmouth Bay, together with Pendennis Castle and Headland to one side.

### KITCHEN AREA

A contemporary and stylish kitchen fitted with an array of white gloss units set both above and below a wood-effect work surface incorporating quality appliances such as Bosch electric oven, Bosch microwave oven, Fisher and Paykel slimline dishwasher, Bosch four ring ceramic hob, together with tiled splashback and concealed extractor over, and built-in tall fridge/freezer. Inset one and a half bowl stainless steel sink with drainer, tiled splashback and mid-point. Inset downlights, tile-effect flooring.

From the open-plan kitchen/living/dining area, an opening leads into the:-

### INNER HALLWAY

Contemporary doors to the bedroom and shower room respectively, together with cupboard providing exceptional storage space with slatted shelving and coat hooks. Continuation of engineered oak flooring, inset downlights.

### BEDROOM

Beautifully appointed and furnished with an array of built-in cupboards and wardrobes, with full height glazing to the far side, once again, capturing views across the broad private balcony, the well stocked communal gardens and open bay to the distance, with Pendennis Headland and Castle. A double room with engineered oak flooring, ceiling light and zone controlled wall-mounted heating thermostat for underfloor heating.

## SHOWER ROOM

Another superbly finished room, incorporating a mixture of contemporary tiling to the floor and wet areas. A superb walk-in shower cubicle with flush shower tray, glazed shower screen, built-in temperature controls and courtesy hand rail well lit by inset downlights, with further fixtures including low flush WC with concealed cistern and wash hand basin incorporated into vanity unit with shelf at mid-point, together with sizeable wall-mounted mirror-fronted cabinet, once again, providing useful storage. Heated towel rail.

## THE EXTERIOR

### PRIVATE SUN DECK

An exceptional addition to this wonderful ground floor apartment, featuring composite decking to the floor, exterior courtesy lighting, plentiful space for garden furniture, enclosed via railings and partly covered for convenience. Views taken in over the superbly stocked commensal gardens to the front of The Fitzroy, with vistas across Falmouth Bay, together with Pendennis Castle and Headland.

## RESIDENTS FACILITIES

### LOUNGE & KITCHEN

A social space with a modern, fully fitted kitchen allowing residents to prepare snacks or drinks with views to be enjoyed across the open bay via feature floor to ceiling glazing.

### COMMUNAL GARDENS

Well stocked with a fine variety of sub-tropical plants, beautifully maintained all year round and benefitting from outside seating to capture the finest of days accompanied by outstanding open water views.

### GUEST SUITE

Conveniently located next door to Apartment 4; available to reserve at competitive nightly rate for those residents with friends or family who would like to stay in situ.

### RESIDENTS PARKING

Subject to availability, residents are able to reserve a parking space at a fee of £500 per annum, with the gated a secure parking area at the rear of The Fitzroy complex.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, and drainage are connected to the property. Telephone points (subject to supplier's regulations). Zone controlled underfloor heating with wall-mounted thermostats.

### COUNCIL TAX

Band D - Cornwall Council.

### TENURE

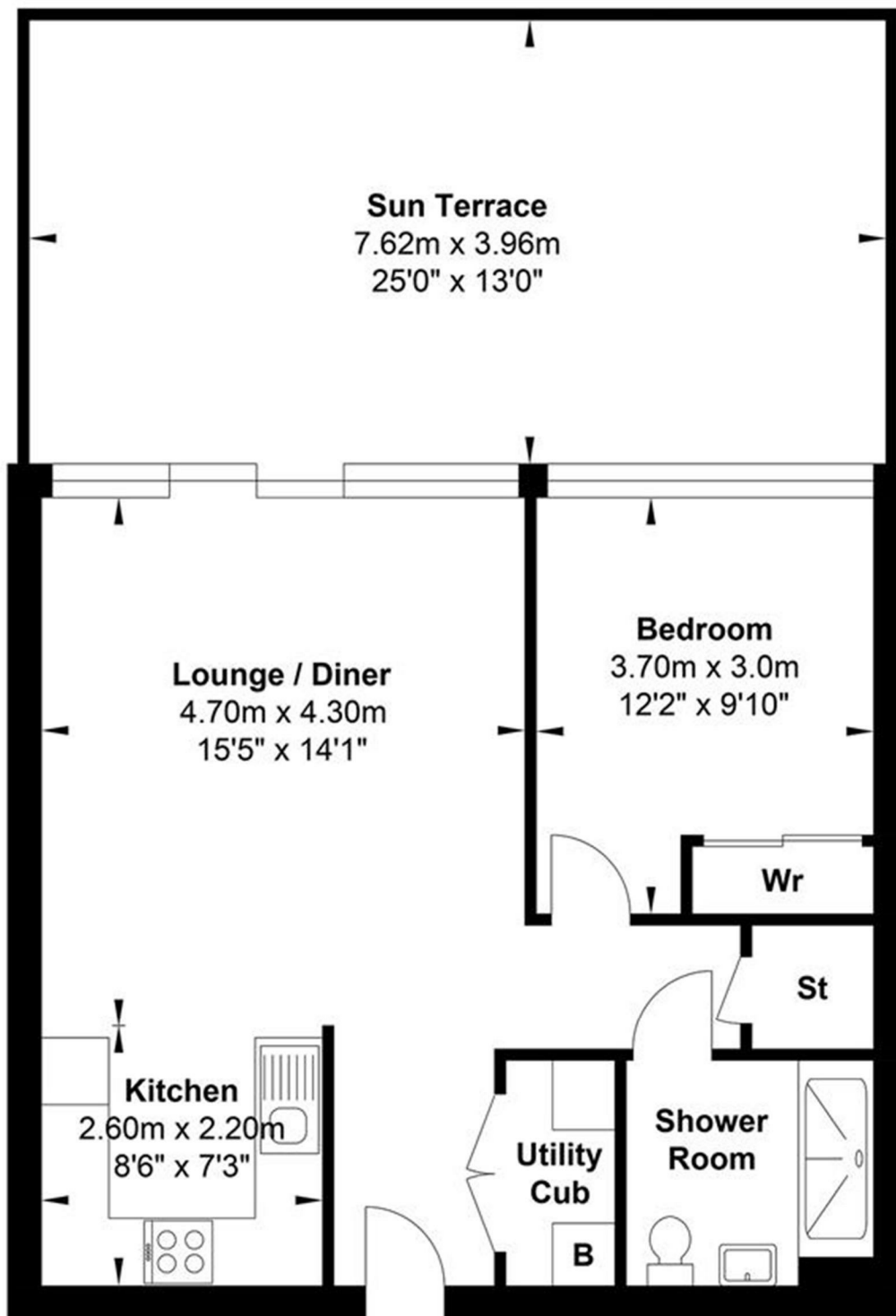
Leasehold - 999 years from 1 January 2018 (992 years remaining). Service charge of £3,807.71 per annum with a renewal month of July.

### VIEWING

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



# Floor Plan



**Gross Internal Floor Area : 84.25 m2 ... 906.85 ft2**

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.