

FOR SALE



Bay Court, Cliff Road, Falmouth
Guide Price £250,000


MARTIN&CO

Bay Court, Cliff Road

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- BEAUTIFULLY PRESENTED
- SECOND FLOOR WITH LIFT
- STUNNING SEA & COASTAL VIEWS
- PX AVAILABLE
- NO CHAIN

****Over 55s retirement apartment**** A beautifully presented, sea-facing, second floor apartment in a prime position on Cliff Road, with outstanding views across Falmouth Bay.



This beautifully presented, second floor, two-bedroom, McCarthy and Stone apartment has a prime position on Cliff Road, with incredible views of the seafront and Falmouth Bay. From the kitchen you can also see across to Pendennis Point and Pendennis Castle.

The apartment comprises; an open-plan lounge / diner which leads through to a light and bright modern kitchen, two double bedrooms with built-in wardrobes, an updated shower room with a walk-in shower cubicle and a separate updated cloakroom, plus storage cupboards in the hallway. Both bedrooms and the lounge enjoy incredible views over the seafront and there is also a good range of built-in storage cupboards throughout. There is an emergency pull cord system in each room.



Bay Court comprises 61 apartments arranged over three floors which are served by a lift and additional staircase. The development offers a secure and managed approach to retirement for the over 55's, with 24 hour emergency careline system, on-call house manager and secure entry phone system. Within the development there is a large residents' lounge and residents enjoy a range of social events. There is a guest bedroom suite for visiting relatives and friends that can be booked in advance, as well as a communal laundry. To the front of Bay Court there is a large communal garden which is mainly laid to lawn with seating areas and pleasant borders. There is also a pretty pagoda from where residents can enjoy the sea air. There is a large residents' car park for the use of residents and their guests, spaces are not allocated.

Bay Court is a Leasehold development and the lease was 125 years from 1996. The building maintenance is carried out by the management company, Firstport. There is a maintenance charge which is currently £4,400 which is paid in two six monthly instalments. This pays for all the gardening, building upkeep, insurance, water, communal areas and house manager. Ground rent is £600 p.a.

It is a condition of purchase that residents are over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55.

NO CHAIN

PX (Part Exchange) Available

EPC C

Council Tax Band E

Service Charge £4400 p.a.

Ground Rent £600 p.a.

Leasehold - 125 years from 1996, 98 years remaining

Electric heating and hot water.

Electric shower

Double glazing



Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF

T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.