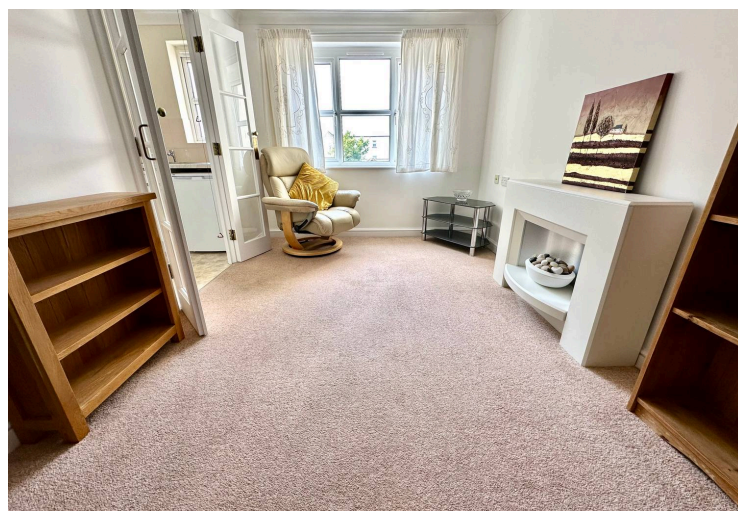




Flat 30, Bay Court Cliff Road, Falmouth

Guide price £145,000 Leasehold

Nicely presented one bedroom apartment within this McCarthy & Stone assisted living development.

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THE PROPERTY

Built in 1996, Bay Court is block of 61 McCarthy & Stone retirement apartments run by FirstPort who are well known and respected and with a long history of similar developments. Much of the appeal of these apartments is the security and reassurance they offer. Bay Court provides a range of value-added benefits which can really make a difference to everyday life including the presence of a house manager, the reassurance of an emergency call system and pleasant, practical communal areas and facilities including a communal laundry, lift access to all levels and well maintained gardens. There are communal parking facilities and the added benefit of a guest room which can be booked for visiting friends and family. Bay Courts Resident lounge is located on the ground floor and has wonderful panoramic views across Falmouth Bay from Pendennis Point to the Manacles, with balcony and fitted kitchen area. Number 30 has one double bedroom, shower room, good sized L-shape sitting room and kitchen. This flat is being sold with no onward chain and we have also produced a detailed walk-through, talk-through video tour to show what the flat has to offer.

Council Tax band: C

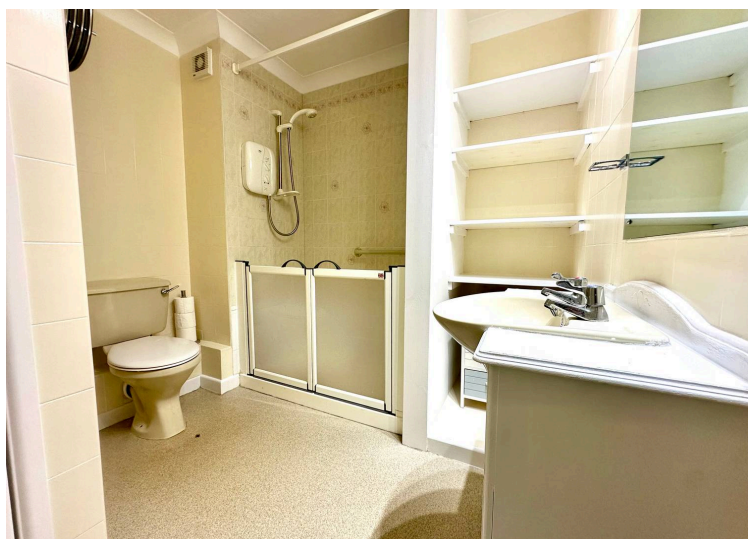
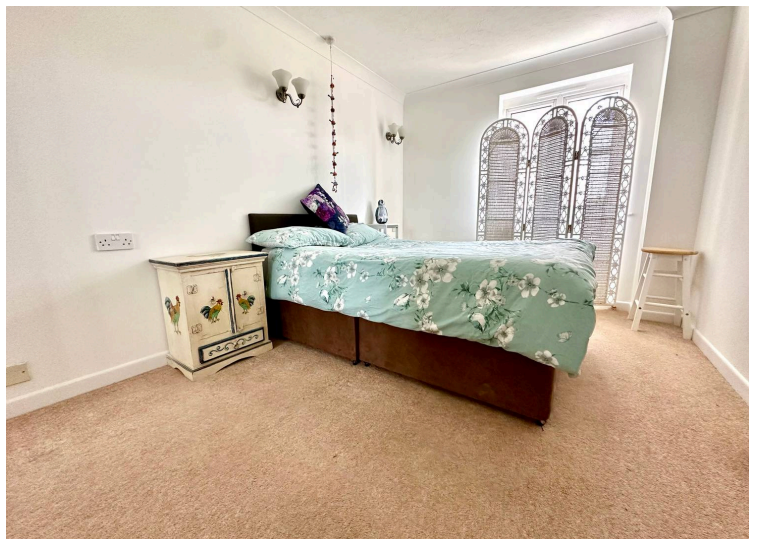
Tenure: Leasehold

EPC Energy Efficiency Rating: B

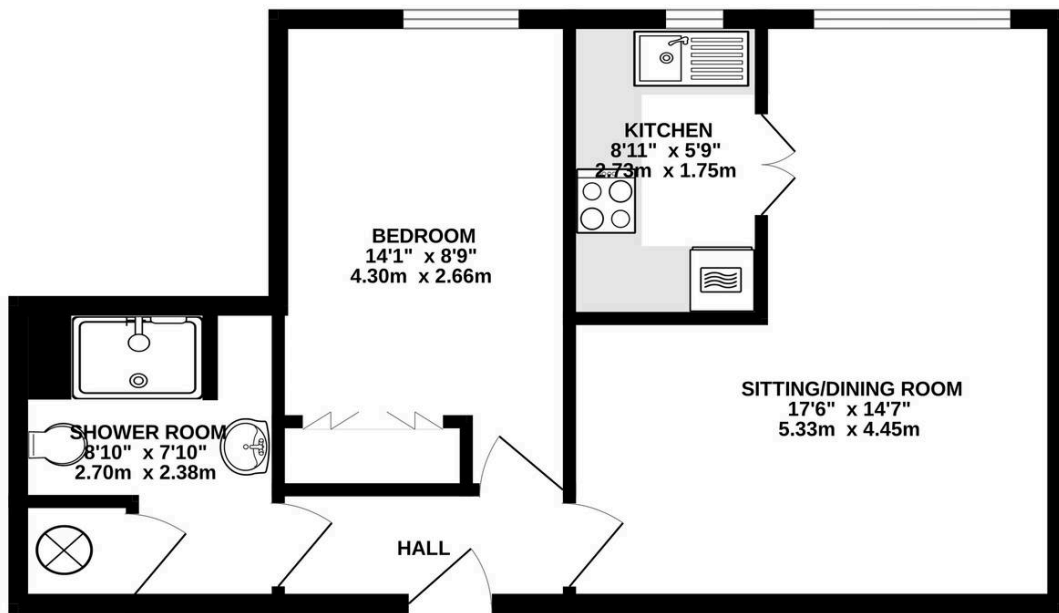
- McCarthy & Stone development
- Purpose built retirement accommodation
- Falmouth seafront location
- One bedroom flat
- 24 hour careline & house manager
- Residents' communal lounge
- On-site guest suite
- Communal gardens
- Parking
- No onward chain

THE LOCATION

Bay Court is incredibly well located in a prominent position along Falmouth's seafront. It is set in lovely, landscaped gardens, moments from the coastal path and beaches. This location is exciting and uplifting, and with a bus stop outside, the town and harbourside are within easy reach. Falmouth is renowned for its beautiful period buildings and has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains. Many high-quality galleries showcase local talent. It is famed for its many festivals and regattas. Falmouth's beaches are just a few minutes' walk away. Bay Court is on the Southwest Coastal Path and less than a mile from Henry VIII's Pendennis Castle. The Princess Pavilion with cafe, gardens and theatre can be accessed through a gate in the car park. Falmouth Town Station, only 10 minutes' walk away, provides a convenient link to the mainline at Truro for Exeter and London Paddington.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.0 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 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.
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TENURE

Leasehold: 125 years commencing 1996. A Management Company has been appointed by the developer to maintain the communal areas, employ the house manager and provide building insurance. Current ground rent £520 per annum and service charge £3,186 per annum to include building insurance, upkeep of all communal areas, window cleaning, live-in house manager, 24 hour emergency line, repairs and general maintenance, reserve fund, water, drainage and professional services. (This has been paid until the end of February 2027) 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.

LAUNDRY ROOM

Located at ground floor level and available to all residents. Prospective purchasers should be made aware that all costs for the washing and drying facilities are included within the maintenance charge.

COMMUNAL GARDEN

Bay Court stands in attractively landscaped and well-tended gardens, featuring lawned areas with mature shrub borders and sitting-out areas with stunning views across Falmouth Bay.

PARKING

Communal residents' parking is located on one side of the development, accessed from Cliff Road.

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