



Flat 3, Bay Court Cliff Road, Falmouth

Guide Price £325,000



Heather & Lay
The local property experts



- Sea facing apartment
- Ground floor
- 2 bedrooms
- Shower room & guest WC
- Door straight out to communal garden
- 24-hour careline
- Off road parking

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 (see first picture). Falmouth Town Station, only 10 minutes' walk away, provides 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; little wonder the town is consistently ranked as one of the top five places to live in the UK.



THE PROPERTY

Built in 1996 this retirement apartment block is run by First Port who are well known and respected and with a long history of similar developments. Much of the appeal of these retirement apartments is the security and reassurance they offer. The complex benefits from a 24-hour care line, security entry system, lift and a lovely house manager, Marie. The large residents' lounge and entrance area have recently been renovated. It's entirely up to you whether you join in the many social activities on offer. It's a very friendly place. If you don't feel like being sociable, residents of Apartment 3 even have the option of using their own door to get in. Apartment 3 is on the ground floor with direct views and access to the garden and seafront. It has its own patio area with access from the living room and main bedroom. It is also one of, if not THE largest, flat in the development). The apartment is beautifully presented and I'm sure the next owner will be delighted with the new kitchen and bathrooms; they are all bright and modern. For the quieter moments, it's a joy to be able to look out to sea and watch the ships pass by.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

A communal entrance with security access is located at the side of the building, just off the residents' car park (unlimited parking). In the main entrance hall is the office for Marie (House Manager) and access to the residents' lounge and lift.

ENTRANCE HALL

Once in through your own front door you will be amazed how light and welcoming the flat is. In this entrance hall there are doors to the sitting room, bedrooms, WC and shower room plus two store cupboards. Entry phone and emergency cord.



SITTING ROOM

21' 4" x 10' 6" (6.50m x 3.20m)

Very light, thanks to the windows and door which look straight out to sea and give access to the communal gardens. Electric heaters (Bay Court does not have gas in any of the apartments). Glazed French doors to.....

KITCHEN

9' 0" x 5' 7" (2.74m x 1.70m)

Very modern in design with high-gloss door and draw fronts in a light mushroom colour. Light marble effect work surface with square inset stainless steel sink. Stylish tiled splashback. Built-in cooker, hob with extractor over plus a built-in microwave, fridge and freezer. (There are no washing machines in the apartments at Bay Court because there is an in-house laundry room on the same floor as flat 3).

BEDROOM ONE

20' 8" x 9' 2" (6.30m x 2.79m)

Windows and door which look straight out to sea and give access to the communal gardens (lovely to have a morning cup of tea in bed and look out to sea). Built-in wardrobe. Electric heater.

BEDROOM TWO

12' 6" x 8' 5" (3.81m x 2.57m)

Window to the sea. Built-in wardrobe.

SHOWER ROOM

Very modern and stylish and with the feel of a high-end hotel. White WC, hand wash basin on vanity unit, large (over-sized) shower cubicle with glass screen and plumbed rainfall head plus hand attachment. Very nicely tiled with grey stone-pattern tile. Lit floor and mirror. Underfloor heating. Chrome ladder style towel radiator. Extractor.

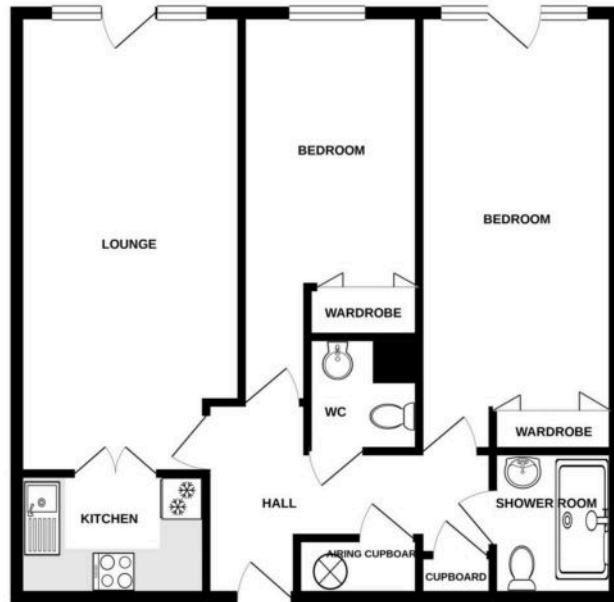
GUEST WC

Designed and furnished with the same care and attention given to the shower room. White WC, hand wash basin and bidet. Lit Mirror. Chrome ladder style towel radiator. Underfloor heating. Extractor.





GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing particulars, measurement of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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COMMUNAL GARDEN

To the front of Bay Court is a large communal garden which is mainly laid to lawn with seating areas and shrub, flower borders. A pretty pagoda is situated to one side where residents could enjoy the Southerly aspect and sea air (although the new owner of Flat 3 needn't wait for weather or time as these gardens are directly accessed from the sitting room and bedroom!). There is a residents car park to the side of Bay Court.

TENURE

Bay Court is a Leasehold development and the lease was 125 years from 1996. Because the building maintenance is carried out by a management company there is a charge which is currently £4,888 which is paid in two six monthly instalments. This cost pays for all the gardening, building upkeep, insurance, water, communal areas and house manager. Ground rent is £586 pa. 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.

Council Tax band: E

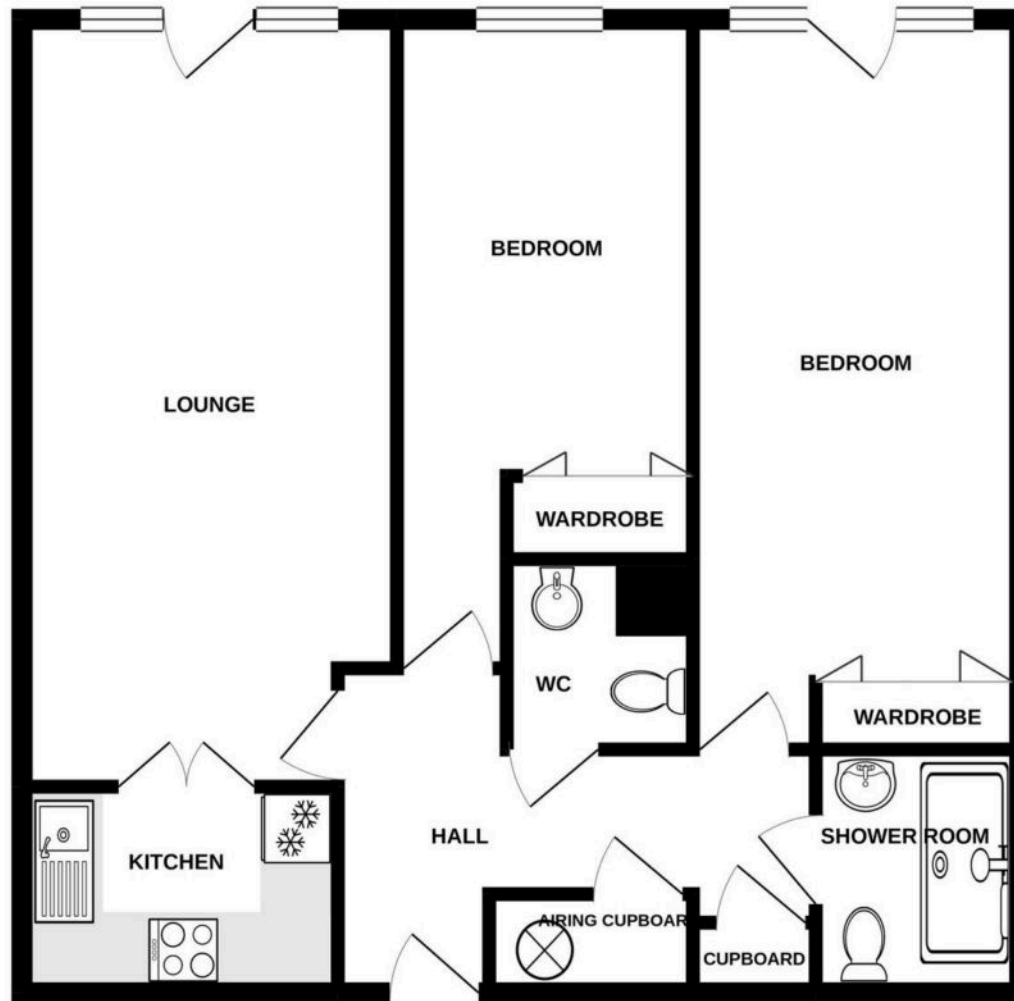
Tenure: Leasehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, water & drainage.



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