



Laskowski
&Co



9 Carnes Court, Emslie Road, Falmouth, TR11 4BY

£315,000

Enjoying terrific views across Falmouth Bay, a well presented 2 double bedroom, 2 shower room, first floor apartment within a small, select retirement development. The property has been refurbished over the last few years, including a new fitted kitchen, shower room and re-fitted en-suite to the main bedroom. It boasts a private, covered balcony - the perfect place to enjoy the afternoon sunshine and take in all the marine activity!

Key Features

- Covered balcony with sea views
- New fitted kitchen
- New fitted shower room
- Caretaker/24 hour emergency call system
- Spacious living/dining room
- 2 double bedrooms - principal with en-suite
- Beautiful sea-facing communal gardens
- EPC rating B



THE PROPERTY

McCarthy & Stone are well-known providers of retirement accommodation throughout the country and have three developments in Falmouth. Carnes Court is perhaps the most favoured due to its small and select nature, prime south-facing seafront position with communal gardens opening directly onto Cliff Road, a level walk along leading to Castle Beach in one direction and Gyllyngvase Beach in the other.

Occupancy is restricted to a single resident being over 60 years of age, or for a couple, one must be 60 and the other, over 55. A house manager is regularly on-site. They provide help and assistance to the residents, who have a convivial communal lounge with tea and coffee making facilities etc. There is also a guests suite which is available on application from the manager for visiting friends and relatives. Parking spaces are available to the rear of the building just off Emslie Road. The well maintained communal front gardens enjoy lovely elevated sea views and provide many sunny sitting out areas. The current service charge, including ground rent, is £2,423.50, payable twice yearly. The charge includes buildings insurance, water rates, communal area contribution, window cleaning and the upkeep of the communal garden. Each resident is only responsible for their own heating bills and the internal redecoration and carpeting of their own apartment.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE FOYER

The property benefits from a secure entry phone system with glazed casement doors opening into the shared ground floor foyer. A lift or steps give access to the first floor, where Number 9 is located.

ENTRANCE HALL

Panel-effect door from the communal first floor hallway opens to the reception hall. A spacious introduction to the apartment, with built-in cloaks cupboard housing the electric consumer box and central heating control. Built-in airing cupboard housing the Gledhill emersion tank and slatted shelving. Electric storage heater. Wall-mounted alarm panel and secure entry system panel. Doors giving access to two bedrooms, the shower room and also through to the living room.

LIVING ROOM

A bright room focusing on an ornate fireplace with inset living flame-effect electric fire. Electric storage heater, double doors with glazed panels lead through to the kitchen and a further set of double doors lead out onto the balcony.

BALCONY

Enjoying lovely elevated views across to Falmouth Bay - the perfect area for catching the afternoon sunshine. It is enclosed with wrought iron railing and is also covered for added privacy.

KITCHEN

Recently re-fitted, comprising a range of shaker-style wall-mounted and matching base cupboards and drawers in cream, with a U-shape area of wood-effect worksurface over. Inset single drainer sink with mixer tap, inset ceramic four ring electric hob. Built-in fan assisted oven. Space for

both a washing machine and fridge/freezer. Window enjoying pleasant views to the rear.

BEDROOM ONE

Double glazed window to the rear, built-in mirror-fronted double wardrobe. Electric convector heater. Arch to:-

EN-SUITE SHOWER ROOM

Recently re-fitted with a modern suite comprising a corner glazed shower unit, vanity cupboard with inset wash hand basin and mixer tap, and concealed cistern WC. Mirrored cabinet, chrome heated towel rail.

BEDROOM TWO

Double glazed window to the rear, wall-mounted electric convector heater.

SHOWER ROOM

A beautifully re-fitted three piece suite comprising a generous walk-in shower with glazed screen, two shower heads, and non-slip surface, low flush WC and vanity cupboard with inset wash hand basin, mixer tap and luminated mirror over. Extractor fan, heated ladder-style radiator. Finished in marble-effect Respatex waterproof walling.

THE EXTERIOR

PARKING

To the rear of the property accessed off Emslie Road, parking is available for residents and visitors, subject to availability.

COMMUNAL GARDEN

To the front of Carnes Court is a beautifully maintained and landscaped lawn, surrounded by colourful planted borders, providing sitting out areas, as well as pathways and gates giving direct access out to Falmouth's seafront.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations). Economic electrical heating.

TENURE

Leasehold. 75 years remaining on 100 year old lease. Maintenance and ground rent combined for the apartment is £2,423.50 payable in two fixed monthly instalments. The charge includes buildings insurance, water rates, communal area contribution, window cleaning and the upkeep of the communal garden. Each resident is only responsible for their own heating bills and the internal redecoration and carpeting of their own apartment. We understand that existing pets are permitted, but holiday letting is not.

COUNCIL TAX

Band D - Cornwall Council.

VIEWING

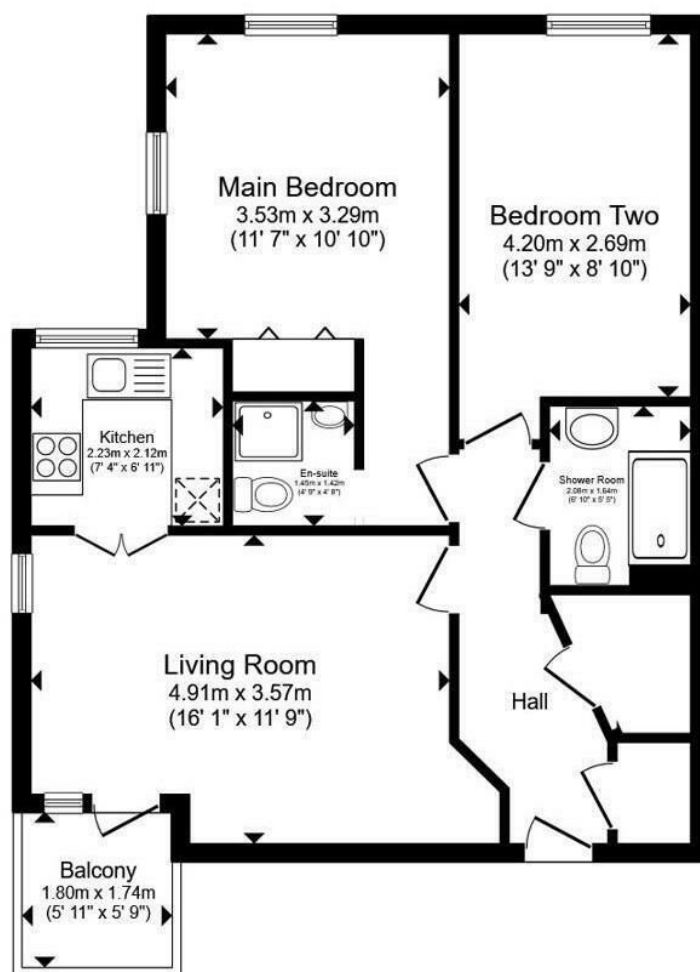
By telephone appointment with the vendors' agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

AGENT'S NOTE

There is an age restriction for residents of this development. Single residents must be 60 years over and for couples, one partner must be 60 years plus and the other 55 years plus.



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Total floor area 64.8 m² (697 sq.ft.) approx