Laskowski &Co



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

£295,000

Enjoying what, accurately, can be described as one of the finest views on Falmouth's seafront, a first floor flat in this small, select, retirement development, with not only breathtaking views from a private balcony, but also from all 4 main rooms, which provide this flat with a tremendous amount of natural light and warmth thanks to its sunny, southerly aspect. 2 bedrooms also benefit from built-in wardrobes, a shower room has been refitted by the present owner, and the sea-facing kitchen opens directly from the double aspect living room with casement doors onto the balcony. Safe, secure, low maintenance retirement living at its best!

Key Features

- Outstanding sea and coastline views
- All main rooms overlooking Falmouth Bay
- Private balcony with stunning views
- Well maintained communal areas and facilities
- Select seafront development
- Much natural light and warmth
- 2 bedrooms with fitted wardrobes
- 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 which open directly onto Cliff Road, a level walk along which leads to Castle Beach in one direction, and Gyllyngvase Beach in the other.

Occupancy is restricted to a single resident being over sixty years of age, or for a couple, one most be sixty and the other over fifty five. A house manager is regularly on site, providing help and assistance to the residents, who have a convivial communal lounge with tea and coffee making facilities etc. There is also a guest's suite which is available on application from the manager for visiting friends and relatives; some parking is available to the rear of the building off Emslie Road, and the well maintained communal front gardens provide sunny sitting-out areas. A service charge of £2,300 per six months, together with a ground rent of £460 for six months covers all aspects of maintenance and buildings insurance, with each resident only being 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. Steps and a lift then lead to the first floor, where Number 14 is located.

RECEPTION HALL
Panel-effect door from the communal first floor hallway. Coved ceiling, cupboard housing electrical meters and trip switching, Punstall emergency cord. Panel-effect doors to all rooms. Built-in airing/storage cupboard with light, slatted linen shelving, electric boiler providing hot water.

LIVING ROOM
A lovely, light, double aspect room, with window to the side elevation enjoying a view along Cliff Road and Castle Beach to Pendennis headland. Double glazed casement door with matching side screen opening onto the balcony, with balustrading, enjoying a magnificent, 180 degree, unobstructed outlook, directly out to sea, and across the breadth of Falmouth Bay from Pendennis Castle and headland to Swanpool, Rosemullion Head, the mouth of the Helford River, shoreline of The Lizard peninsula and Manacles - the southernmost point of mainland UK. Coved ceiling, electric night storage heater, telephone point, TV and satellite points, fireplace with polished stone hearth, surround and timber mantel. Double casement doors opening into the:-

KITCHEN
Again, enjoying magnificent views, due south, directly out to sea, encompassing the bay's constant and ever-changing marine activity. Coved ceiling, comprehensive range of fitted wall and base units with ample round-edge worksurfaces between with complementary small tile splashbacks. Inset sink unit with mixer tap and cutlery drainer, Bosch four-ring ceramic hob, recess with plumbing for washing machine, fridge and freezer recesses, Bosch split level oven/grill with further cupboards above and below. Tray recess, display shelving, illuminated extractor canopy.

BEDROOM ONE
Another room facing south and enjoying the sea and coastline views. Coved ceiling, TV and FM radio sockets, telephone point, Creda night storage heater, built-in full height wardrobe with folding mirrored doors providing hanging and storage space.

BEDROOM TWO
An adaptable double aspect room, with high level window to the side elevation and further south-facing window providing fine sea views. Coved ceiling, TV and FM sockets, range of full height built-in cupboards/wardrobes providing further hanging and storage space.

SHOWER ROOM/WC
Attractively reappointed with a contemporary white suite comprising a low flush WC, pedestal wash hand basin and broad walk-in shower cubicle with folding glazed screen. Panelled and tiled walls, strip light/shaver socket, Creda convector heater, extractor fan, heated towel rail.

THE EXTERIOR

PARKING
To the rear of the property, accessed off Emslie Road, parking is available for residents and visitors, subject to availability. Otherwise, parking is readily available on both Emslie Road to the rear and Cliff Road to the front.

COMMUNAL GARDENS
Attractively stocked, maintained and landscaped, providing sitting-out areas as well as a pathway and gate directly onto the seafront.

GENERAL INFORMATION

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

COUNCIL TAX
Band D - Cornwall Council.

AGENT'S NOTE
There is an age restriction for resident's of this development: single residents must be sixty years or over and, for couples, one partner must be sixty years plus and the other fifty five plus.

TENURE
Leasehold. Duration 89 years remaining on a 100 year old lease. Maintenance charge of £2,292.24 paid in September 2024 for six months. Ground rent of £928 paid six monthly. We understand pets are permitted, but holiday letting is not.

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













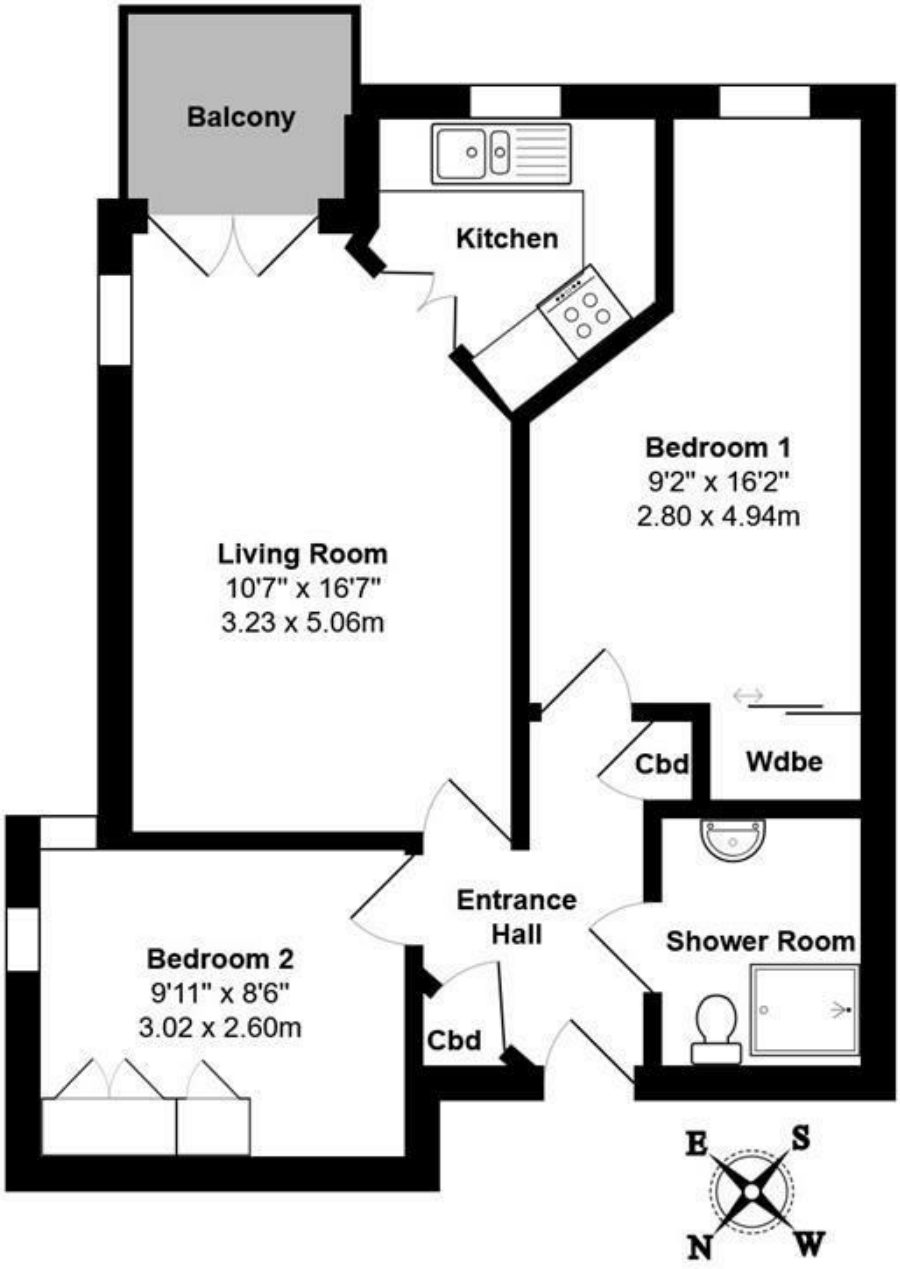



CARNES COURT
PRIVATE PARKING RESIDENTS ONLY





Floor Plan



Carnes Court, Emslie Road, Falmouth, TR11 4BY

Total Approx Area: 48.2 m² ... 519 ft² (excluding balcony)

All measurements are approximate and for display purposes only