



Flat 44, Bay Court Cliff Road, Falmouth

Guide Price £235,000



Heather & Lay  
*The local property experts*



- McCarthy & Stone retirement apartment
- Superb location on Falmouth seafront
- On-site House Manager & 24 Hour Care Line
- Well presented & generously proportioned accommodation
- 2 double bedrooms, shower room/WC & cloakroom/WC
- Sitting/dining room & kitchen with appliances
- Residents lounge, guest suite & communal laundry
- Communal Gardens & Parking
- No onward chain

TENURE - LEASEHOLD

COUNCIL TAX - E

EPC - C

SERVICES: Mains electricity, water & drainage

### THE PROPERTY

Built in 1996, Bay Court is a block of 61 McCarthy & Stone retirement apartments run by FirstPort who are well known and respected, 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 44 is on the second floor and is one of the larger flats in the building offering two double bedrooms with a generously proportioned sitting room with a glimpse of the sea.





## THE LOCATION

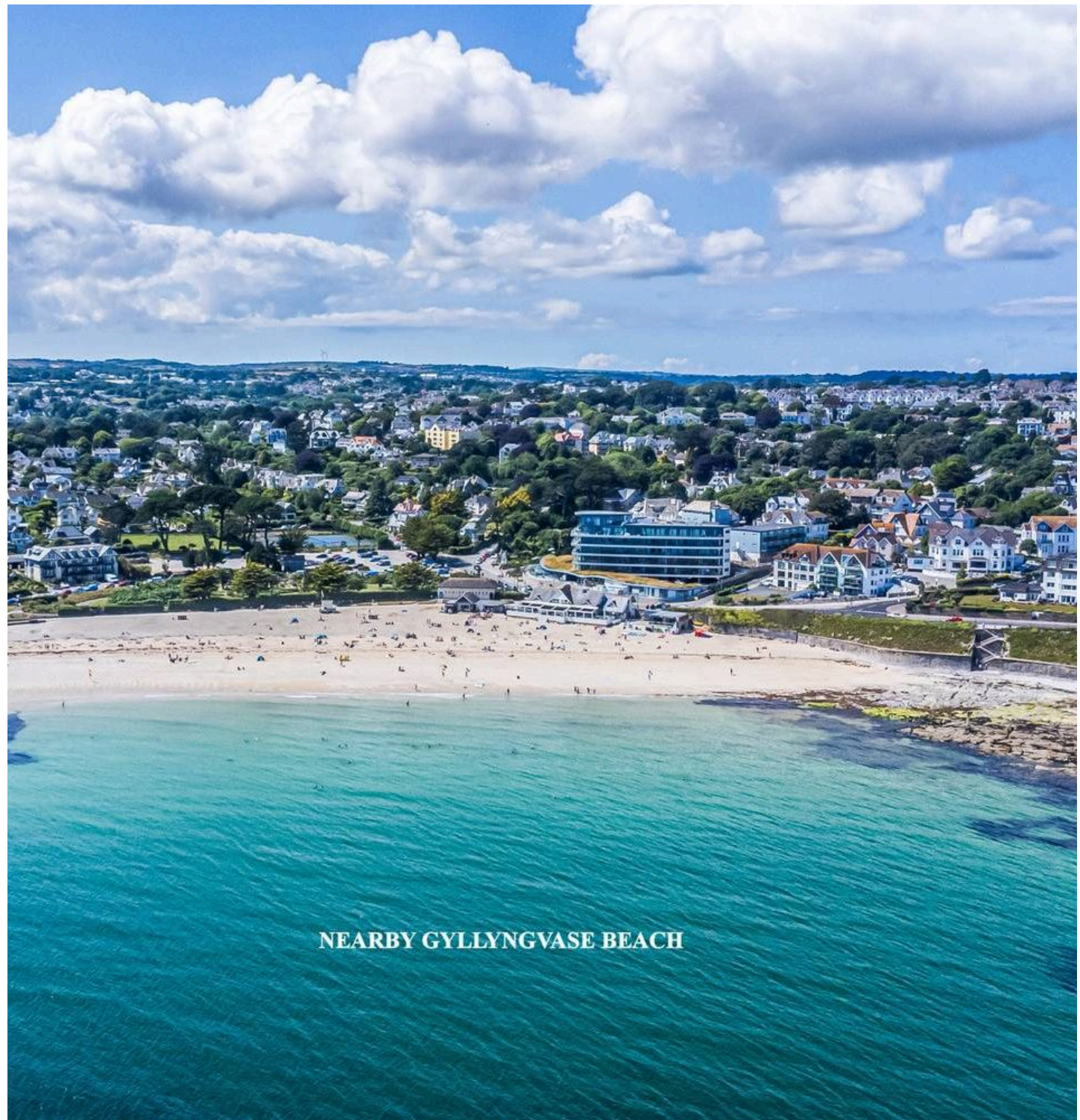
Bay Court is incredibly well located along Falmouth's seafront in a prominent front row position looking out to sea. The development is set within lovely landscaped gardens, moments from the coastal path and beaches and just a few minutes walk from the excellent 'early 'til late' Co-op, Gyllyngvase beach and cafe. Next door to Bay Court is the Princess Pavilions, host to a variety of acts, comedians and theatre performances, not to mention bands during the summer months in the garden pavilion and a great place for tea, cakes and snacks. This can be accessed through a gate in the car park. The location is exciting and uplifting and with a bus stop outside, the town and harbourside are within easy reach. The town and its harbourside have an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. 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.

## ACCOMMODATION IN DETAIL

(ALL ACCOMMODATION IS APPROXIMATE) Secure entry phone door release and access into the communal hallway. Panelled front door with spyhole into.....

## HALLWAY

A good size entrance hall with doors to the sitting/dining room, two bedrooms, shower room, cloakroom/WC plus two store cupboards one housing the hot water tank. Security entry phone system. Emergency assistance cord.







### **SITTING/DINING ROOM**

Beautifully presented with recently refitted carpets, this large room has space for sitting and dining. UPVC double windows to side and rear with a view to the sea. Composite stone surround fireplace with inset electric living coal flame fire and electric night storage heaters. TV, telephone and power points. Emergency pull cord. Glazed door to.....

### **KITCHEN**

All is nicely presented and light with a UPVC double glazed window to the rear. A range of base and eye level units with roll top work surfaces and inset stainless steel sink and drainer with twin taps. Tiled splashback. Easily accessible, integrated appliances include a high-level oven and electric hob with extractor over. Free-standing fridge-freezer.

### **BEDROOM ONE**

Double bedroom with a built-in mirror fronted wardrobes. UPVC double glazed window to rear overlooking the communal garden. Electric heater. Emergency cord.

### **BEDROOM TWO**

A double bedroom with UPVC double glazed window to the rear. Electric heater. Emergency cord. Ample space for wardrobes, chest of drawers and even space which could be used for a home office/study.

### **SHOWER ROOM**

Modern and stylish white suite comprising a large walk-in shower cubicle with twin sliding doors and fixed fold down seat and hand rail. WC, hand wash basin with mirror above, mixer tap and vanity unit below. Extractor fan. Towel rail. Emergency cord.

### **GUEST WC**

WC, hand wash basin with mixer tap and cupboards below. Emergency cord.









## TENURE

Leasehold - 125 years from 1996, 98 years remaining. Property management company: First Port Retirement Property Services Ltd. The current service charge (01/09/2025 - 28/02/2026) is £4,889.36 per annum - payable in two instalments (1st March And 1st September). Ground rent £600 per annum. The cost includes 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. Residents must be over 60, or in the case of a couple, one must be over 60 and the other over 55. Small pets are allowed by agreement of the management company.

## COMMUNAL FACILITIES

**RESIDENTS LOUNGE** - A sea-facing area with balcony and seating, overlooking Falmouth Bay. A communal kitchen, allows residents to make refreshments and enjoy a social aspect on a day-to-day basis.

**LAUNDRY ROOM** - Located at ground floor level and available to all residents. All costs for the washing and drying facilities are included within the maintenance charge.

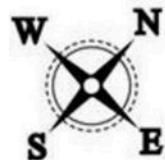
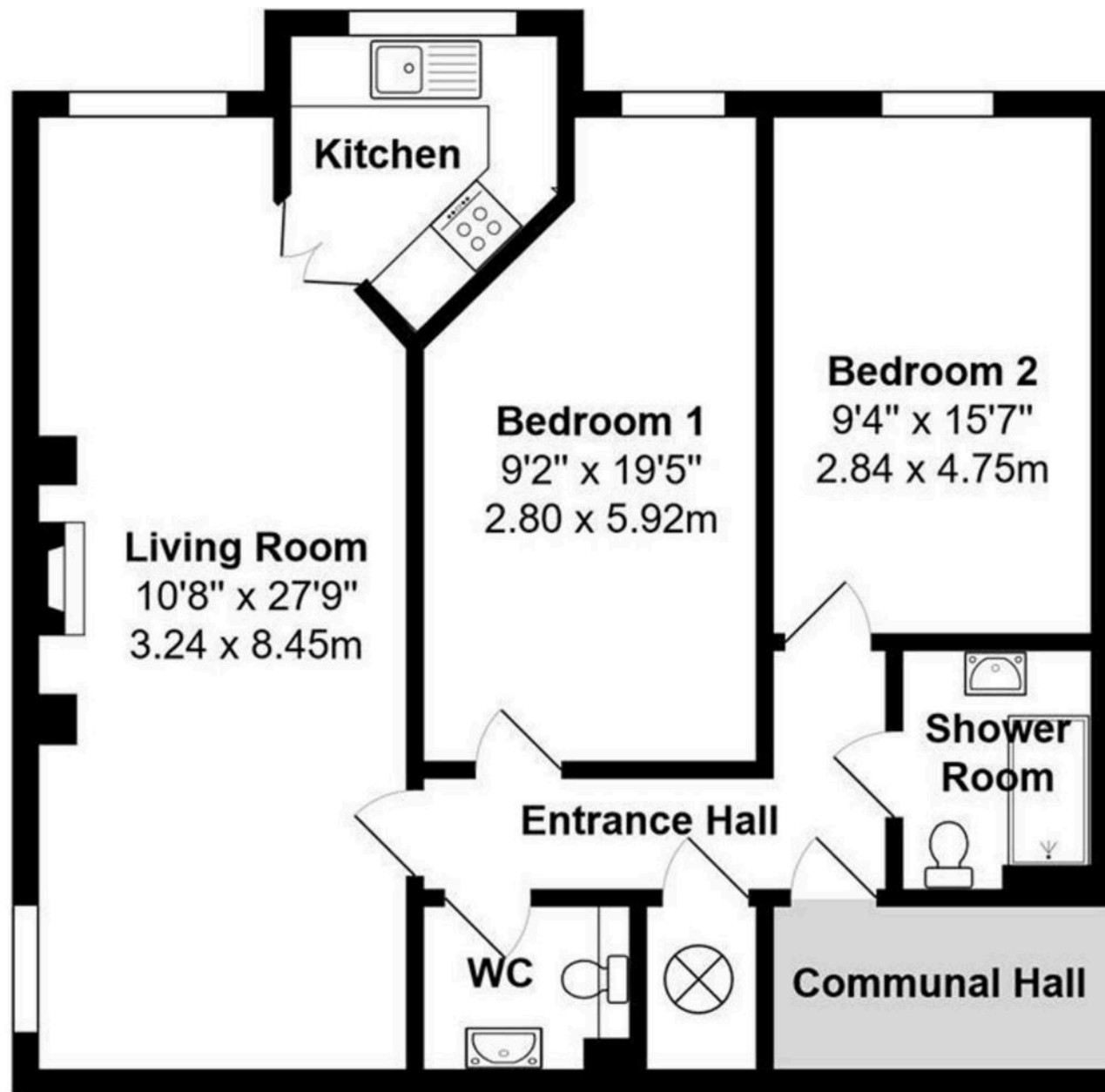
## COMMUNAL GARDEN

The development is set within beautifully well maintained gardens, offering expansive lawned areas, well-stocked flower beds and borders, rockeries and pathways. There are a number of seating areas and a gazebo all well positioned to take full advantage of the uninterrupted sea views across the bay to the horizon.

## PARKING

There is a communal parking area found at the top of the driveway with plenty of parking for residents and visitors.





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 Total Approx Area: 75.4 m<sup>2</sup> ... 811 ft<sup>2</sup> (excluding communal hall)

All measurements are approximate and for display purposes only





## Heather & Lay

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