



## 24 Devington Court, Cliff Road, Falmouth, TR11 4PD

£465,000

An exceptionally well positioned 2 double bedroom penthouse apartment situated on ever-popular Cliff Road, moments from Falmouth's finest sandy beaches with direct and unobscured water views across the open bay towards Gyllyngvase Beach and along the coastline towards Pendennis Castle and Headland. To be sold with immediate vacant possession and no onward chain.

### Key Features

- Top floor apartment
- Stunning direct sea views
- Mezzanine storage area
- Garage & residents parking available
- 2 double bedrooms with principal en-suite
- Private balcony
- Gas central heating
- EPC rating C





## THE ACCOMMODATION COMPRISES

### HALLWAY

### LIVING/DINING ROOM/KITCHEN

### BALCONY

### SHOWER ROOM

### BEDROOM ONE

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

## THE EXTERIOR

### GARAGE

At the front entrance of the property, the garage to Number 24 is the second on the right-hand side.

### PARKING

Additional visitors parking is located immediately adjacent to the entrance foyers.

### COMMUNAL GROUNDS

Devington Court is renowned for its exceptional surrounding grounds which feature a multitude of specimen trees and colourful flowering shrubs, with gravelled pathways, pond with rockery surround and arched pedestrian gate which opens directly onto Cliff Road. An imposing gateway with double gateposts and stone retaining walls to either side lead through further lawned grounds with statuary - another feature of this superb development's extremely well established setting.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

### COUNCIL TAX

Band F - Cornwall Council.

### TENURE

Leasehold (share of freehold). 999 year lease, commencing 17 December 1987. The freehold is owned by Devington Court Management Company, with each of the 24 flats owning one share. It is understood assured shorthold tenancies are permitted, but holiday letting is not. Pets are permitted. Annual service charge for 2025: £3,594.33 per annum.

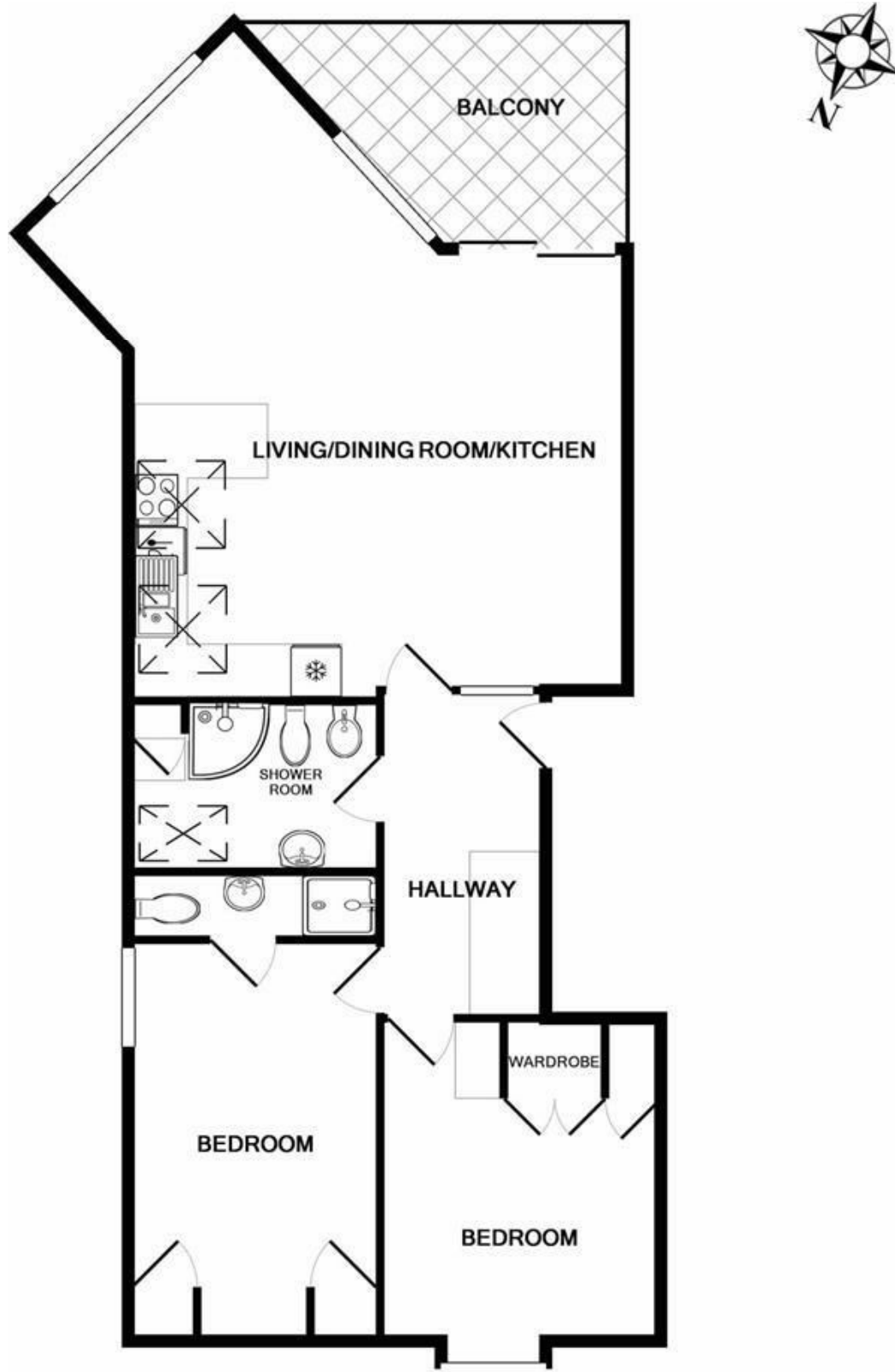
### VIEWING

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





# Floor Plan



DEVINGTON COURT, CLIFF ROAD, FALMOUTH, CORNWALL, TR11 4PD.  
TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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