



Flat 16, Devington Court, Cliff Road, Falmouth, TR11 4PD

£420,000

Occupying a prime second floor position in one of Falmouth's most sought-after and prominent seafront developments, a well proportioned and immaculately presented 2 bedroom apartment, enjoying breath-taking panoramic views across the entire breadth of Falmouth Bay from Pendennis Point, St Anthony's Headland and the mouth of the Fal Estuary, Gyllyngvase Beach, mouth of the Helford River and shoreline of The Lizard peninsula beyond. No onward chain.

Key Features

- Exquisite sea-front apartment
- Magnificent sea views with sheltered balcony
- Semi-open plan living space
- No onward chain
- Lift accessible, second floor
- 2 bedrooms, 2 bath/shower rooms
- Garage and residents parking
- EPC rating D



THE ACCOMMODATION COMPRISES

There are three entrance foyers to the rear of the development, the middle of which leads to Apartment 16.

ENTRANCE FOYER

A sheltered entrance porch from the parking area and garaging provides direct, easy and level access. Communal lighting, double volume inner porch with secure video entry phone system to the:-

INNER HALLS

Again, well lit, with turning staircase with glazed balustrading leading to the lower and upper floors. Glazed door to inner lobby with access to the lift which emanates in the first floor inner lobby with immediate and direct access to Apartment 16.

HALLWAY

Light and welcoming, with glazed door leading into living/dining room with matching side panel providing unexpectedly distant views spanning across the open bay in the background. Three elaborate ceiling lights, Honeywell wall-mounted heating thermostat, panelled doors to bathroom, airing cupboard housing modern unvented hot water system, together with slatted shelving, and bedrooms one and two. Radiator, telephone entry point system, further telephone point. Door to the:-

OPEN-PLAN LIVING/DINING ROOM

Light, bright and offering exceptional vistas across the open bay set beyond an array of glazing to the front aspect via multi-pane windows and additional tall and glazed sliding door allowing access onto a paved and sheltered south facing balcony. Offering a degree of elevation, with defined areas for dining and living space. Various lighting with dimmer switching including two sets of wall lights and inset downlights. Two radiators, central focal point to living area with quality marble hearth and backsplash, together with hardwood surround, mantel and mirror over. Corner cupboard providing useful storage and set within, further cupboard housing electrical consumer unit. Telephone point, TV aerial point. A slimline panel doors opens into the:-

KITCHEN

A fitted kitchen comprising an array of cream panelled units set both above and below an oak worksurface, together with one and a half bowl ceramic sink with drainer and mixer tap. Built-in appliances including John Lewis electric oven, matching four ring ceramic hob, and concealed extractor unit. Tiled splashback, space and plumbing for washing machine, further space for tall fridge/freezer. Ceiling spotlights with dimmer switching, tiled flooring, two sets of shutters providing plentiful borrowed light from the living/dining room, with views spanning across the open bay and over towards The Manacles of The Lizard Point.

Glazed sliding door from the dining area opens onto the:-

BALCONY

A particular highlight of this established seafront development, with Number 16 enjoying a paved, covered and sheltered balcony, favourably facing a sunny and south-easterly direction making the most of one of the counties finest and most exceptional seaward views, offering a

stunning panorama spanning from Pendennis Headland over towards St Antony's lighthouse, the expansive open bay, The Manacles of The Lizard to the distance, The Lizard Peninsula, the mouth of the Helford River and around to Swanpool and Gyllyngvase Beaches respectively. Providing space enough for a small table and chairs, with exterior courtesy light for convenience and glass panelled balustrade to maintain exceptional views, even when seated.

Door from hallway leads into:-

BEDROOM ONE

The primary suite, comprising mirror-fronted 'his and hers' wardrobes with mirrored recess between, featuring downlighting for convenience, together with ceiling light, radiator, and four pane casement window to front elevation, TV aerial point, and panelled door opening into:-

EN-SUITE SHOWER ROOM

With step rising into a modern and stylishly appointed shower room comprising wall-mounted vanity unit with sink and mixer tap, shower cubicle with glazed and folding shower doors, mains powered shower and finally, dual flush WC with concealed cistern. Various tiling to floor, walls and feature contemporary mosaic tiling to two walls within the shower cubicle and above the WC. Mirror with over light, inset downlights, shaver socket, heated towel rail, extractor fan.

BEDROOM TWO

A double bedroom with mirror-fronted and built-in single wardrobe. Radiator, ceiling light, recessed four pane casement window to the front elevation. TV aerial point.

BATHROOM

Superbly appointed with quality sanitaryware and fully tiled throughout featuring vanity unit with large oval sink, together with mixer tap, dual flush WC and deep panelled bath with mixer tap, built-in showerhead and side grip for convenience. Recessed mirror with downlighting over. Extractor fan, heated towel rail, underfloor heating, additional mirror with illuminated trim.

THE EXTERIOR

GARAGE

Of block construction, with up-and-over-door, incorporating power, light and high-level shelving set to the rear. Set at mid-point along the row of garaging to the rear of Devington Court, readily accessible.

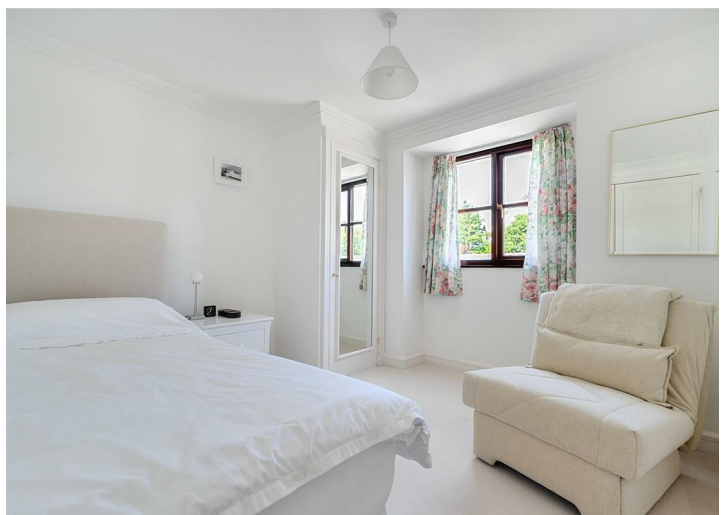
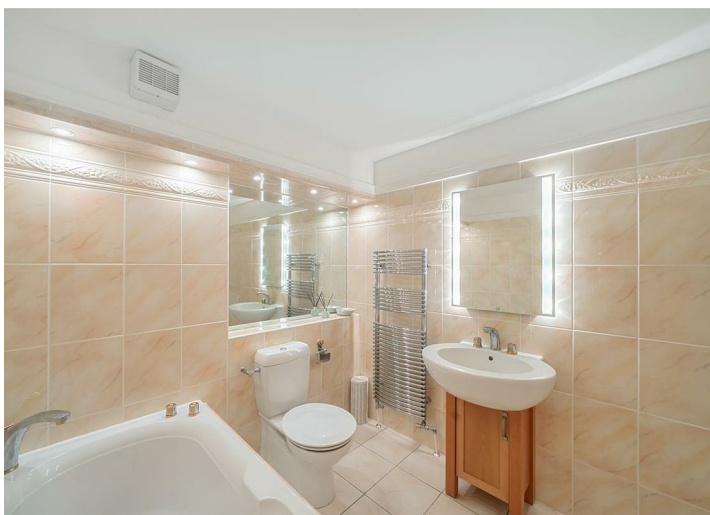
PARKING

Parking is located immediately adjacent to the entrance foyers for owners, tenants and guests.

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 and drainage are connected to the property. Telephone point (subject to supplier's regulations). Wet electric heating system.

COUNCIL TAX

Band F - Cornwall Council.

TENURE

Leasehold (share of freehold). 999 year lease from inception (1986). The freehold is owned by Devington Court Management Company, with each of the 24 flats owning one share. It is understood assured shorthold tenancies (no longer than 6 months) are permitted, but holiday letting/Airbnb is not. Pets are permitted following approval by the management company. Annual service charge of £3,175.24 (paid quarterly at £793.81).

VIEWING

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



Floor Plan

