

FOR SALE



The Strand, Cliff Road, Falmouth
Guide Price £485,000


MARTIN&CO

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- GROUND FLOOR APARTMENT
- PRINCIPAL BEDROOM WITH ENSUITE
- SEA VIEW
- SOUTH WESTERLY FACING BALCONY
- SECURE PARKING

A spacious and private, ground floor apartment set within one of Falmouth's most highly regarded gated developments with a south westerly facing balcony and a wonderful sea view!



Constructed in the early 2000s, The Strand is one of Falmouth's most prestigious sea-front, developments, set within manicured coastal gardens with tremendous views spanning Falmouth Bay. This gated development is renowned for exceptionally high standards throughout. There are well maintained communal areas plus secure, allocated parking for residents .

Entering the development from the Emslie Road side, there is a pedestrian gate with key-code access and a rolling electronic gate for vehicles with key-fob control. You cross the parking area to the right-hand block where number 17 is



located on the ground floor with level access. The entrance to 17 is just in front of the front door which is only shared with the penthouse, thereby giving the apartment a great deal of privacy.

On entering the apartment, you are immediately impressed with the space. A wide hallway has double doors immediately in front of you which open out into a very generous open-plan living and dining room. Clear glazed patio doors with an additional glazed side-panel provide beautiful garden and sea views towards the Lizard Peninsula whilst additional windows enhance the natural light from a dual aspect. To the rear of the room, a doorway leads into a smart fitted kitchen.

The kitchen has white gloss fitted units on three sides, with two windows providing plenty of natural light. There are spaces for a dishwasher, washing machine and fridge-freezer, plus an integrated electric Neff oven with matching five ring gas hob and stainless steel extractor hood. A Vaillant combination boiler is enclosed within a corner cupboard and there is a stainless steel sink and a half with draining board plus a mosaic tiled splash back all around.

The principal bedroom is located to the left of the entrance and also benefits from glass patio doors which lead onto the balcony. The room is spacious with fitted wardrobes and bedside tables together with space for further storage.

There is an ensuite shower room with a white suite comprising pedestal wash basin with hot and cold taps, low level WC with lever flush and a shower cubicle with mains shower. The room is part tiled with neutral mosaic tiles to wet areas and ceramic floor tiles. There is a vanity mirror, shaver socket, heated towel rail, extractor fan and a small casement window.



The second double bedroom is located to the rear of the apartment and is a bright room with windows on three sides.

Adjacent to this is the main bathroom which has a three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with Mira electric shower and shower curtain. There is a vanity mirror, shaver socket, heated towel rail, extractor fan. Neutral mosaic tiles to wet areas and ceramic floor tiles.

A notable feature of this apartment is that it does not share an adjoining internal wall with another apartment and above is a duplex penthouse. This gives 17 an amount of privacy that is not usually afforded to an apartment. The entrance is also only shared with the penthouse.

The Strand is perfectly located, with all the shops, cafés and other amenities of the town centre within walking distance, whilst both Castle and Gyllyngvase Beach are a gentle stroll away.

FEATURES:

Gas central heating and hot water
Inset downlights in all rooms
Double glazed doors and windows throughout
EPC – C
Council Tax band D
Allocated parking space
Private south westerly facing balcony
Communal gardens

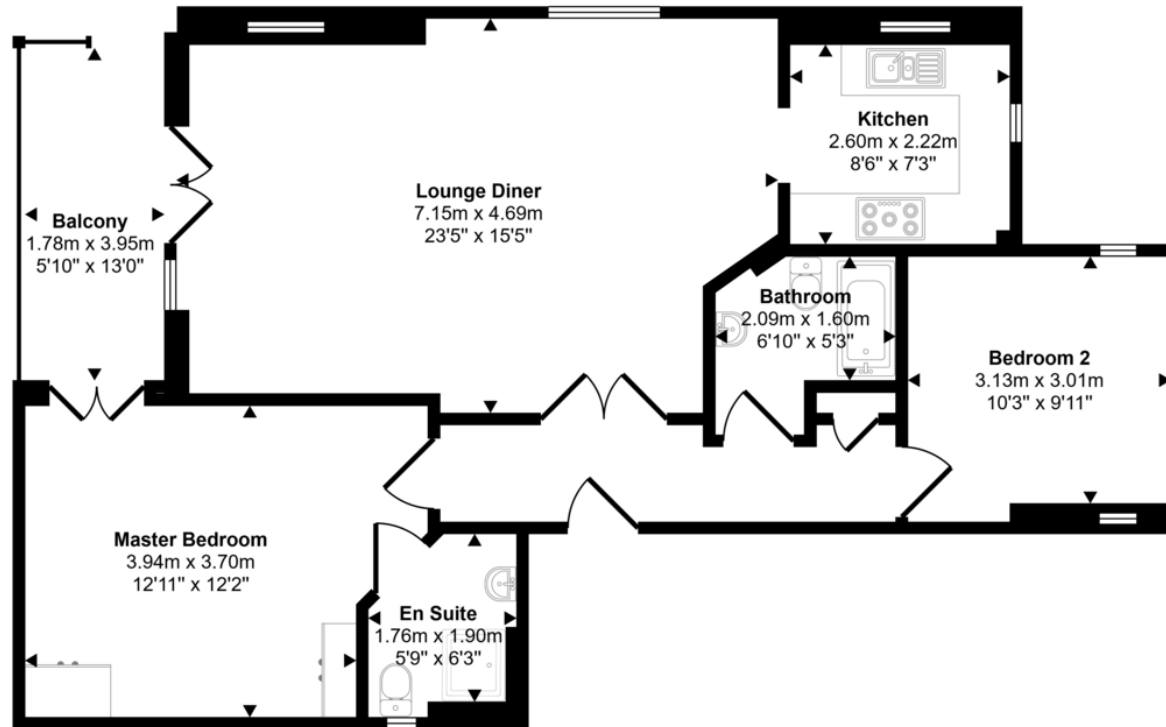
Leasehold - 999 years from 30 June 2002 (977 years remaining)

Maintenance charge for 2024/ 2025: £3,136 : This includes: buildings insurance, fire safety testing, gardening, indoor communal area cleaning, car park maintenance, general window cleaning.

LOCATION

Falmouth is a charming coastal town and a popular destination renowned for its maritime heritage, beautiful scenery, and vibrant atmosphere. Situated on the south coast of Cornwall, Falmouth boasts stunning beaches, scenic coastal walks, and a picturesque harbour. Falmouth is home to the renowned National Maritime Museum which offers fascinating exhibits on the region's maritime history and global seafaring heritage. The town also hosts various festivals and events throughout the year, including the Falmouth Week sailing regatta and the Falmouth Oyster Festival to name just a few. With its lively waterfront, quaint streets lined with shops and galleries, and an array of restaurants serving fresh seafood, Falmouth offers a delightful mix of seaside charm and cultural attractions.

Approx Gross Internal Area
80 sq m / 861 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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