

FOR SALE



Bay Court, Cliff Road, Falmouth
Guide Price £265,000


MARTIN&CO

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- SEA FRONT
- RETIREMENT DEVELOPMENT FOR OVER '55s
- COMMUNAL LOUNGE
- SECURE LIVING
- PARKING

Bay Court is a sea-fronting apartment block and this well maintained second floor apartment has a spacious corner position, with a lovely sea view from the lounge.



Bay Court is a sea-fronting apartment block and this well maintained two double-bedroom, second floor apartment has good natural light, in a corner position, with a lovely sea view from the lounge.

Bay Court benefits from a communal residents' lounge with lovely sea views, a large garden and car park and is just a short walk from Gyllyngvase Beach.



LOUNGE - 10' 4" x 26' 10" (3.15m x 8.18m) There is a spacious lounge with glass doors leading through to a fitted kitchen. There is plenty of space for a small dining table as well as a comfortable seating area with an electric fire providing a focal point for the room. The room is dual aspect with a side window providing a lovely sea view down the coast to Mawnan and a large window to the rear aspect of Bay Court.

KITCHEN - 7' 6" x 8' 5" (2.29m x 2.57m) There is a small, fitted kitchen, with an integrated eye-level oven, electric hob and stainless-steel sink and drainer with mixer tap. There is a window to the rear aspect providing lots of natural light and there is space for a free-standing fridge-freezer.

BEDROOM 2/ DINING ROOM - 8' 10" x 18' 10" (2.69m x 5.74m) A double bedroom but could also be used as a study or a separate dining room if preferred. There is a window to the rear aspect.

BEDROOM 1 - 2' 72" x 3' 95" (2.44m x 3.33m) A good sized double bedroom with a built-in wardrobe with mirrored doors and a window providing ample natural light.

SHOWER ROOM - 5' 4" x 6' 10" (1.63m x 2.08m) A modern, low-maintenance shower room with a large walk-in shower enclosure with handrail and electric shower, a low-level WC and a vanity unit with sink and mixer taps. There is an extractor fan and towel rail.

WC / CLOAKROOM - A second WC plus a useful vanity unit with sink and mixer tap.

HALLWAY - Doors lead to all rooms plus there is a large cupboard which houses the immersion / hot water tank and provides useful storage space. There is also an intercom allocated.



Bay Court comprises 61 apartments arranged over three floors which are served by a lift and additional staircase. The development offers a secure and managed approach to retirement for the over 55's, with 24 hour emergency careline system, on-call house manager and secure entry phone system. Within the development there is a large residents' lounge and residents enjoy a range of social events. There is a guest bedroom suite for visiting relatives and friends that can be booked in advance, as well as a communal laundry. To the front of Bay Court there is a large communal garden which is mainly laid to lawn with seating areas and pleasant borders. There is also a pretty pagoda from where residents can enjoy the sea air. There is a large residents' car park for the use of residents and their guests, spaces are not allocated.

Bay Court is a Leasehold development and the lease was 125 years from 1996. The building maintenance is carried out by the management company, Firstport. There is a maintenance charge which is currently £4,400 which is paid in two six monthly instalments. This pays for all the gardening, building upkeep, insurance, water, communal areas and house manager. Ground rent is £600 p.a.

It is a condition of purchase that residents are over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55.

FEATURES

EPC C

Council Tax Band E

Service Charge £4400 p.a.

Ground Rent £600 p.a.

Leasehold - 125 years from 1996, 97 years remaining

Electric heating and hot water

Electric shower

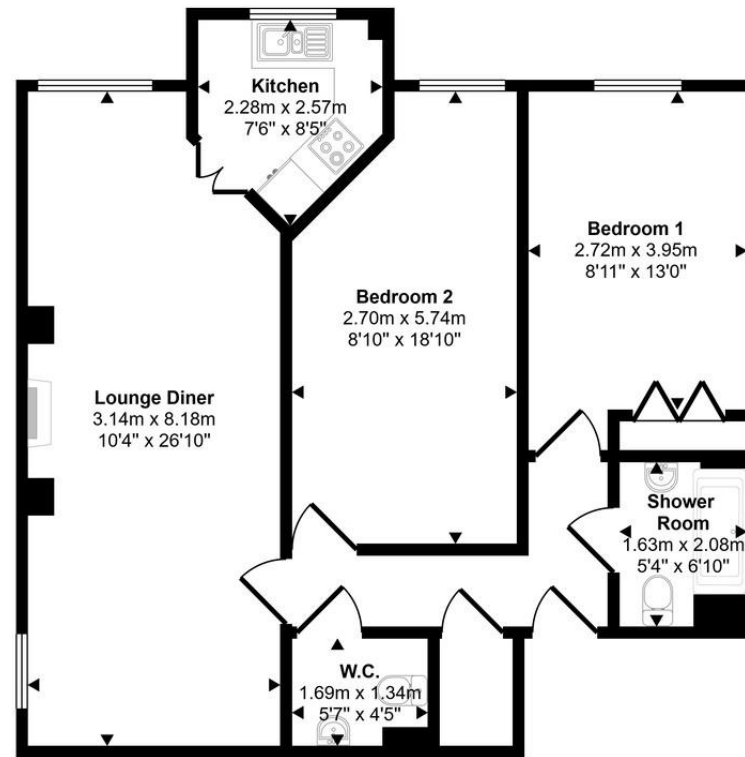
Double glazing

LOCATION

Bay Court is located on Cliff Road, along the sea front, in the heart of the vibrant coastal town of Falmouth. The development is surrounded by beautiful well-maintained gardens which offer great vantage points and seating areas to enjoy this wonderful location, commanding views across Falmouth Bay.

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a lively hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming and hiking trails just a stone's throw from Cliff Road. There are numerous yacht and sailing clubs nearby and Falmouth Golf Club can be found at Swanpool. Being home to the world-famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year. Regular train services from Falmouth Town connect to the city of Truro which is on the main-line, with services around Cornwall, to Plymouth and the rest of the country.

Approx Gross Internal Area
71 sq m / 765 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.