

**FOR SALE**



**The Liner, Cliff Road, Falmouth**  
**Guide Price** £415,000

  
**MARTIN & CO**

# The Liner

Guide Price £415,000

- CONTEMPORARY BEACH-SIDE APARTMENT
- ICONIC BUILDING
- THIRD FLOOR
- PARKING
- LARGE BALCONY

A stunning, contemporary, one bedroom apartment, with a large balcony and sea views across the sub-tropical Queen Mary Gardens, just moments from the sandy shores of Gyllyngvase Beach.

This one bedroom apartment is located on the third floor of The Liner, an iconic, contemporary sea-front building, in a prime position adjacent to Gyllyngvase Beach and the four star St Michael's Hotel, Spa and Health Club.

The apartment is accessed via lift and you initially enter an entrance hall which leads to all other rooms.

There is an open-plan kitchen and lounge with floor to ceiling glass sliding doors which open out onto a large balcony that runs the whole width of the apartment.



The kitchen has sleek, white contemporary base and wall units, with integrated appliances including a wine fridge. There is a double bedroom adjacent which also has floor to ceiling glass sliding door, accessing the balcony and both rooms have wonderful sea and coastal views across Queen Mary Gardens.

The bathroom is sleek and modern, with a shower over bath and a glass shower screen, a ceramic basin with mixer tap, floor mounted WC with hidden cistern and dual wall flush. The bathroom is mainly tiled with a large mirror on one wall and heated towel rail.

There is a utility cupboard located in the hall which houses a washer / dryer.

The large balcony has plenty of space for seating and with stunning views across the sub-tropical Queen Mary Gardens, is an ideal spot to watch the sun set across the bay.

Constructed in 2020, The Liner provides contemporary and stylish beachfront living and is a collection of one two- and three-bedroom apartments.

There is a small Co-Op store for convenience underneath the building plus a lovely beach café/ restaurant opposite. The Liner is also just around a 15 minute walk to Event Square, in the centre of town, where there is a Tesco and multiple other shops, bars and restaurants.

There are beautiful coastal walks in either direction from Gyllyngvase Beach, towards Pendennis Point to the East and Swanpool to the West, making this a very special place to live or holiday in.



**FEATURES INCLUDE :**

Lift access

Underfloor heating and hot water run by a GAS central boiler - individually metered.

EPC – B

Council Tax Band – C

Secure Parking

Storeroom with personalised lockable bin cage

The service charge £1619 per year.

Ground rent £250 per year

Leasehold - 999 years from 24 June 2020

Year Built – 2020

Communal outside shower cubicle for when you come off the beach

Communal garden areas

Communal bin store

The building has the remainder of a 10-year Build zone warranty

Fiber speed Wi-Fi

Filtered air ventilation system

Utility cupboard with washer / dryer

Pets are permitted

**AGENTS NOTE :**

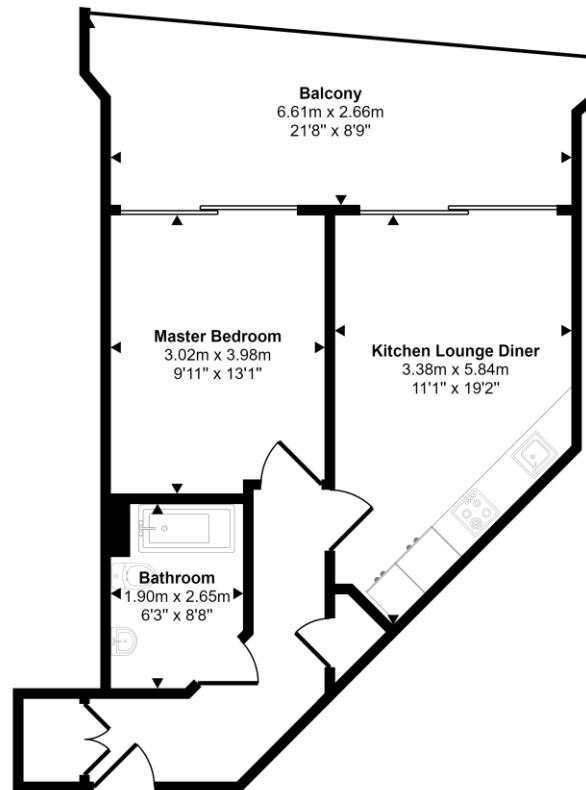
There are no restrictions in the lease regarding letting out the property. It can be used as a main residence, second home, long term let or holiday let.

**LOCATION:**

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, with sub-tropical gardens, multiple beaches and iconic landmarks, Falmouth is now a vibrant hub for sporting and cultural pursuits.

Falmouth Golf Club is located at Swanpool and the south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away. There are numerous yacht and sailing clubs nearby with some of the finest day sailing waters in the UK easily accessible. Being home to the world-famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion, The Poly and Event Square offering a rich programme of events throughout the year, including the Oyster Festival, Falmouth Week and the international Sea Shanty Festival.

Approx Gross Internal Area  
43 sq m / 464 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.

## Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

01326 697696  
<http://www.martinco.com>



**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.