

FOR SALE



Penthouse, The Liner, Cliff Road
Guide Price £850,000


MARTIN & CO

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- LUXURY COASTAL LIVING
- ICONIC BUILDING
- STUNNING COASTAL VIEWS
- ALLOCATED PARKING FOR TWO VEHICLES
- ADJACENT TO BEACH

Situated within the prestigious development of The Liner on Falmouth's sea front, is this stunning penthouse apartment with breathtaking views, offering luxury coastal living, with a rooftop terrace over 30ft (nearly 10m) long, perfect for al fresco dining, sunbathing, or simply soaking in the stunning scenery.



This two bedroom penthouse is located on the fifth 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 penthouse features floor-to-ceiling sliding glass doors which open out onto a spacious terrace, running the full width of the apartment, offering stunning coastal views out towards Gyllyngvase beach and over the exotic Queen Mary Gardens.

The interior has been designed with high-end finishes and contemporary style. There is an open-plan living area and at one end there is a sleek, fitted kitchen with integrated appliances, including a wine fridge and a breakfast bar.

The lounge area is light & airy, perfect for entertaining or relaxing while enjoying the views, with floor to ceiling sliding glass doors leading out to the terrace.

The principal bedroom is a generous size and has its own en-suite shower room with an extra large shower cubicle. Floor to ceiling glass sliding doors take you out from the bedroom onto the terrace and provide wonderful coastal views.

There is a second double bedroom which again has sliding glass doors opening directly onto the terrace.

The main 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 large utility cupboard located in the hall which houses a washer / dryer.

In addition, the apartment benefits from two secure parking spaces in the underground carpark.



The apartment is served via stairs and lift from the lower parking level as well as the main entrance which is located at the front of the building, opposite Gyllyngvase Beach. There is also a rear courtyard entrance.

This penthouse apartment offers the perfect blend of luxury, comfort, and natural beauty. Whether as a permanent residence or a second home / holiday home, it would be an ideal retreat for those who appreciate the finer things in life.

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 personalized lockable bin cage

The service charge £1,936.91 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

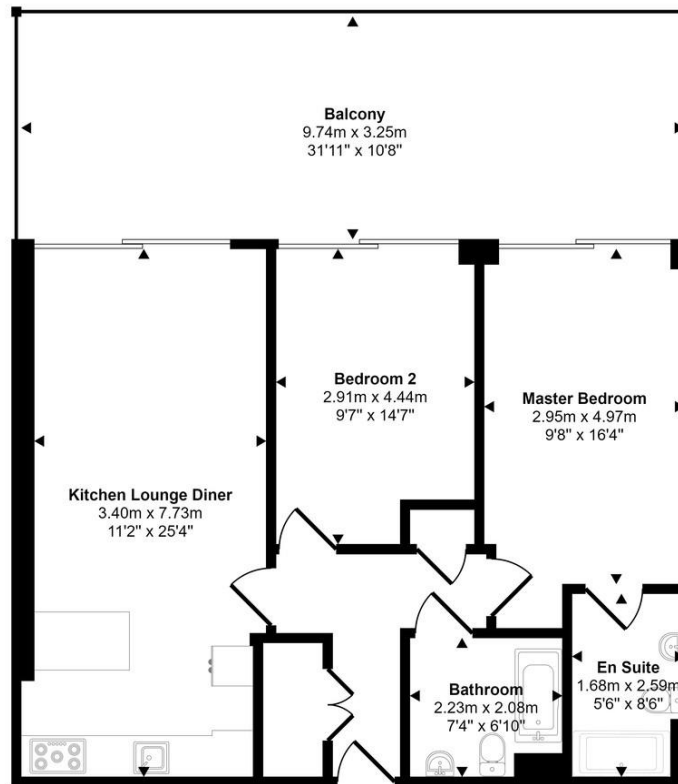
AGENTS' NOTE :

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 Falmouth Week and the international Sea Shanty Festival.

Approx Gross Internal Area
74 sq m / 799 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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