



## 27 The Liner, Cliff Road, Falmouth, TR11 4GD

Guide Price £399,950

Occupying an elevated, third floor position within this bespoke, landmark development built by Messrs Acorn Property Group, which remains one of south Cornwall's most iconic and sought-after residential developments. A 1 bedroom apartment just a stone's throw from Gyllyngvase Beach and St Michael's Hotel, Spa, and Health Club, boasting exceptional, far-reaching, south-facing sea views. The Liner is located along Falmouth's iconic 'seafront'. Immediate vacant possession and no onward chain.

### Key Features

- 1 bedroom apartment
- Occupying an excellent position within this sought-after contemporary development
- A stone's throw from Gyllyngvase Beach and St Michael's Health Club & Spa
- A brilliant residence or investment
- Fabulous south-facing sea views
- Constructed in 2020 by Messrs Acorn Property Group
- Secure parking
- EPC rating B



## THE LOCATION

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a very unique lifestyle, bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, Falmouth offers many attractions such as Pendennis Castle, National Maritime Museum, pubs, bars, restaurants and the Falmouth Marina. The combination of maritime heritage and modern creativity makes the town a hugely popular spot. It is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. The railway line takes you to Truro in under half an hour; many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

'The Liner' is in a fabulous, central position, just a stone's throw from Gyllyngvase Beach – a truly fantastic position and perhaps the best in Falmouth.

## THE ACCOMMODATION COMPRISES

From the front of the building, glazed front entrance doors open into the:-

### COMMUNAL ENTRANCE

Lift providing access to all levels. From the third floor, a private front entrance door opens into the:-

### ENTRANCE HALLWAY

Doors to bedroom, bathroom, and living room/kitchen/diner. Utility cupboard with washer/dryer and further cupboard for coats, vacuum cleaners and mops etc.

### OPEN-PLAN LIVING/KITCHEN/DINING AREA

A bright, open-plan space, with Karndean flooring, modern eye and waist level units with integrated sink and mixer tap, induction hob and extractor fan. Integrated appliances include Bosch electric oven and microwave, wine cooler and fridge/freezer. Ceiling spotlights, ceiling light. Space for table and chairs and living room furniture. Sliding door to the:-

### BALCONY

A wonderful and deceptively large balcony with lighting and glass panelling boasting elevated, far-reaching south-facing sea views.

### BEDROOM ONE

A spacious, modern double bedroom, with sliding patio doors leading onto the balcony. Carpeted flooring, ceiling spotlights.

### BATHROOM

Low flush WC, pedestal wash hand basin with mixer tap and large wall-mounted mirror above, bath with overhead shower and glazed screen. Tiled flooring, tiled walls. Heated towel rail, ceiling spotlights, extractor fan.

### COMMUNAL FACILITIES

Each apartment benefits from use of the communal lift, secure parking, dry store, exterior shower, and bin store.

## THE EXTERIOR

### ALLOCATED PARKING SPACE

The apartment benefits from one allocated parking space.

## GENERAL INFORMATION

## SERVICES

Mains water, gas, drainage and electricity are connected to the property. Gas fired central heating and underfloor heating. Filtered air ventilation system. High speed Fibre internet.

## COUNCIL TAX

Band C - Cornwall Council.

## TENURE

Leasehold. 999 year lease commencing 24 June 2020. Service charge: £1,620 per annum split between a block service charge of £553 (paid annually) and an estate and common parts service charge of £266 (paid quarterly). Ground rent: £250 per annum from June to June, with the next ground rent review in June 2053. We understand there are no occupancy restrictions, therefore the property can be a permanent residence, or rented out on a long or short term basis. Pets are permitted.

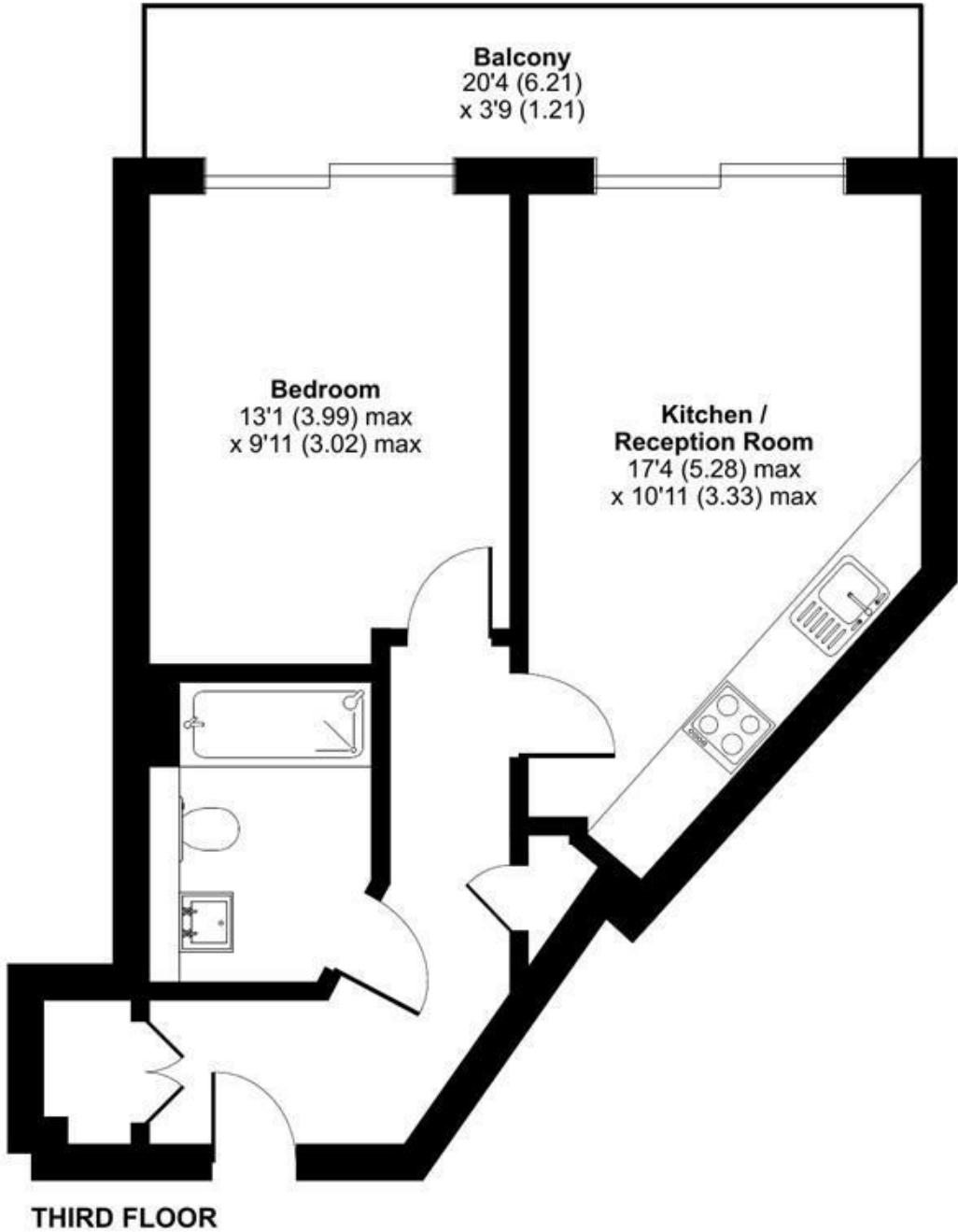
## VIEWING

Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



The Liner, Cliff Road, Falmouth, TR11

Approximate Area = 538 sq ft / 42 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024. Produced for Laskowski & Company. REF: 1219121