



General view of Bay Court

19 Bay Court, Cliff Road, Falmouth, TR11 4NP

Guide Price £165,000

An incredibly convenient one bedroom ground floor apartment located close to the main entrance to Bay Court, a highly regarded and increasingly popular retirement development situated on one of Falmouth's finest sea fronting roads, allowing for direct access to the rear of the living room onto the beautifully tended communal gardens. To be sold with immediate vacant possession and no onward chain.

Key Features

- Retirement apartment
- Level access just moments from the main entrance
- Direct access onto rear patio and communal gardens
- Residents parking available
- 1 double bedroom
- Well-proportioned
- Residents lounge with exceptional sea views
- EPC rating C



THE ACCOMMODATION COMPRISES

From the residents parking area, a tarmacadam pathway with courtesy handrail leads to a communal entrance with pillars, exterior courtesy light and electric opening door leading into the:-

RECEPTION AREA

A welcoming reception with a managers office and a corridor to the left, providing access to Number 19, whereby the door is the first on the right hand side.

ENTRANCE LOBBY

Doors to all rooms. Door to shallow storage cupboard containing shelving, electrical consumer unit and meter. Door to walk-in cloaks cupboard with high level shelving, hanging rail and coat hooks, providing excellent storage space. Wall-mounted alarm system, wood-effect flooring.

LIVING/DINING ROOM

20'4" x 10'7" (6.20m x 3.23m)

Maximum measurements provided. A particularly deep and bright room with an exceptionally useful clear glazed uPVC rear entrance door allowing access to a small patio and the well-maintained communal gardens beyond. Matching glazed side panel with casement window. Wall lights, TV aerial point, electric wall heater. Obscure glazed folding door opening into the:-

KITCHEN

8'2" x 7'7" (2.49m x 2.31m)

A modern fitted kitchen comprising a roll top work surface with a small number of fitted units set. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Tiled splashback at midpoint, Lamona four ring ceramic hob with stainless steel extractor and electric oven. Space for fridge and further space for freezer. uPVC double glazed window to rear elevation with an outlook over the well-tended communal gardens. Tiled flooring.

BEDROOM

16'2" max x 9'1" (4.95m max x 2.77m)

Maximum measurements provided. A double bedroom, narrowing to the far side, with uPVC double glazed casement window providing a pleasing outlook over the communal garden. Wood-effect flooring, electric wall heater, wall lights, telephone point, mirror fronted built-in wardrobe.

SHOWER ROOM

An adaptive, white three piece suite, comprising low flush WC, pedestal wash hand basin and broad shower cubicle with hand grips, wall-mounted seat and mains powered shower. Tiling to all walls and floor. Heated towel rail, strip light.

COMMUNAL FACILITIES

LIVING ROOM

A broad sea-facing living area and balcony with seating, overlooking Falmouth Bay and offering a communal kitchen, allowing residents to make refreshments and enjoy a social aspect on a day-to-day basis.

LINEN ROOM

Located at ground floor level and available to all residents.

THE EXTERIOR

COMMUNAL GARDENS

Beautifully landscaped and well tended gardens sweep around the rear, side, and front elevations, with sitting out terraces and stunning views across Falmouth Bay.

PARKING

Communal residents parking exists on an unallocated basis.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Electric wall heaters.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Leasehold. 125 years from 1996. Ground rent: £520 per annum. Service charge: £2,958.26 per annum which covers services, repairs, maintenance, improvements and buildings insurance. Management company: First Port. We understand small pets are permitted. Any prospective purchasers must be over the age of 60, or if a couple, one must be over the age of 60 and the other over 55.

VIEWING

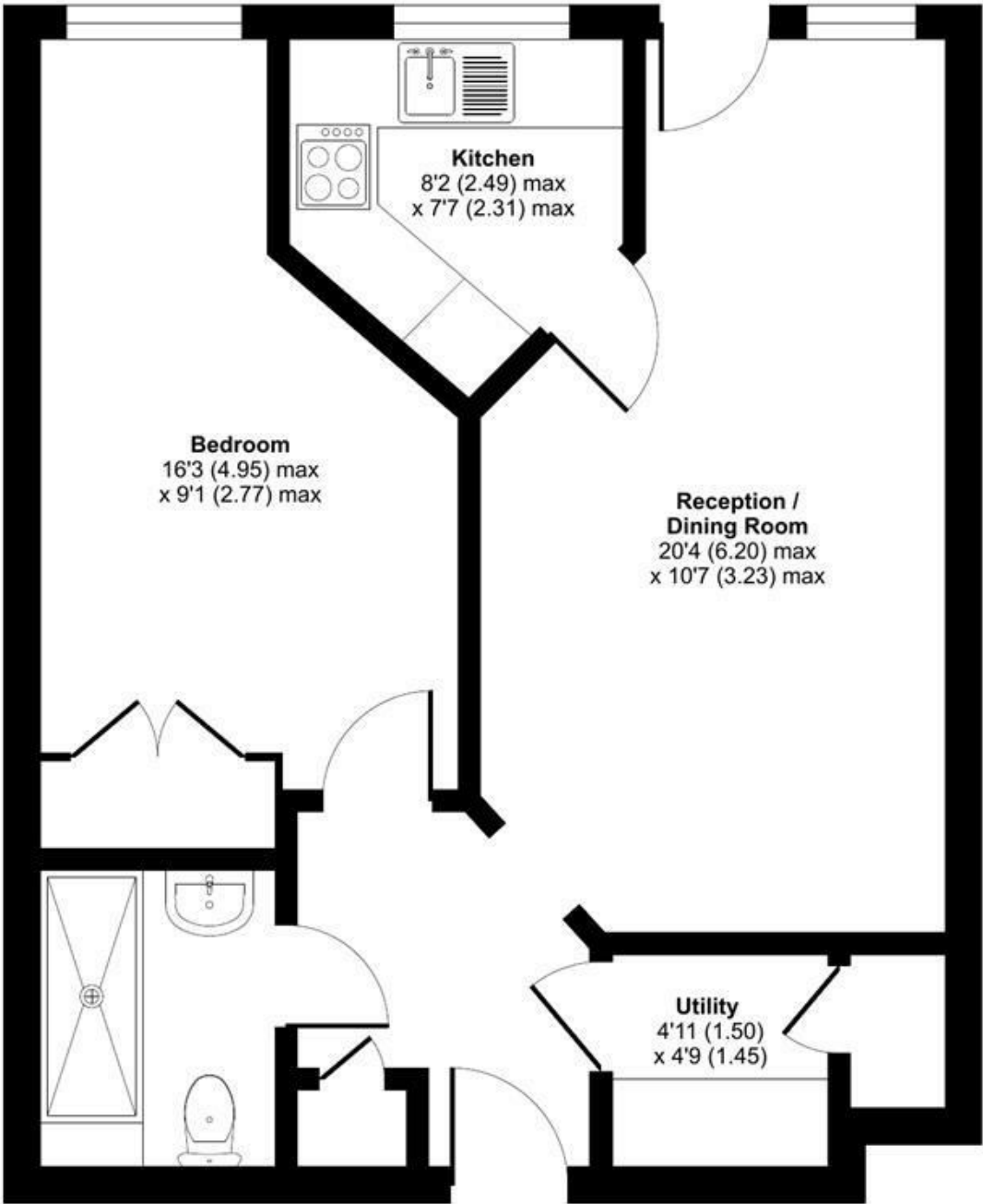
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Cliff Road, Falmouth, TR11

Approximate Area = 525 sq ft / 48.7 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Laskowski & Company. REF: 1042941