



## 1 Southcliff, Emslie Road, Falmouth, TR11 4LY

£365,000

A well presented, modern first floor apartment, situated within Southcliff, comprising 2 double bedrooms, the rarity of a westerly-facing balcony capturing views towards the open bay and over the renowned sub-tropical gardens of Falmouth's Pavilions, together with deep garaging providing excellent dry storage/parking.

### Key Features

- First floor apartment
- Excellent condition internally
- Balcony with exceptional water views
- Double depth garage
- 2 double bedrooms
- Superbly appointed kitchen and shower room
- Seafront location
- EPC rating E







## THE ACCOMMODATION COMPRISES

From the tarmacadam parking area, mellow stone paving leads to the exclusive block, solely for the use of apartments 1 & 2. Two steps with stainless steel handrail rises to a glazed communal entrance door with matching side panel, leading into the:-

### COMMUNAL RECEPTION AREA

Inset matting, timed lighting, stairs rising to first floor. Under-stair cupboard providing storage solely for Apartment 1. Private oak replacement front door opening into the:-

### HALLWAY

Recessed cloak with wall-mounted coat hooks, telephone point and internet point. Arched recess with ceiling height cupboard concealing electrical trip switches. Set in a T-shape with panel doors providing access to bedrooms and bathroom. Part-glazed contemporary door leading to living/dining area, arched opening to kitchen. Further panel door to airing cupboard, with floor mounted unvented hot water cylinder and slatted shelving. Oak-effect flooring. Ceiling light. Wall-mounted electric radiator and heating thermostat. Opening leading into the:-

### GALLEY-STYLE KITCHEN

Superbly equipped, thoughtfully installed and providing a number of cupboards, drawers and built-in appliances set both above and below a granite-effect worksurface to three sides, with inset one and a half bowl sink with drainer and mixer tap, together with tiled splash back to two sides and useful serving hatch to dining area. Built-in appliances include: tall fridge/freezer, Bosch electric oven, four ring Indesit ceramic hot and stainless steel extractor, Blomberg washing machine. Ceiling spotlights, awning-style window to far-side. Continuation of oak-effect flooring.

### LIVING/DINING ROOM

Spanning the width of the property and providing excellent views over the sub-tropically planted gardens of the Pavilions opposite, together with an expanse of the open bay, mouth of the Helford River and Lizard Point in the distance, all within a walk-in box bay window. Light and bright, with the addition of a balcony which, we understand, Number 1 solely enjoys the use of, with no other apartment, benefiting from such a feature within the Southcliff development.

### LIVING AREA

Walk-in bay window with double glazing to three sides, offering expansive views over the open bay set between the tall monterey pines, snapshots of Gyllyngvase Beach, together with sub-tropically planted gardens of the Pavilions, just moments away. Central focal point fire sat on a polished stone hearth, featuring floating oak mantel. Continuation of oak-effect flooring, elaborate ceiling light with dimmer switching, TV aerial point, telephone point. Open to the:-

### DINING AREA

Light borrowed from the kitchen via serving hatch. Continuation of oak-effect flooring and two thermostatically controlled Creda electric wall-mounted heaters. Space for dining table and chairs. Elaborate ceiling light with dimmer switching, clear glazed uPVC door leading to the:-

## BALCONY

A fantastic addition to this particular apartment and the only property to benefit from a balcony within the Southcliff development. Painted timber flooring, painted metal railings and balustrade, providing space enough for two chairs and favourable facing a westerly aspect with exceptional views taken in over the Falmouth Bay and the fields of the rolling countryside of the south Cornish coast, leading along to The Lizard Peninsular.

## BEDROOM ONE

A deep double aspect and double bedroom offering plentiful light and space, with windows to the side and front elevations, together with ceiling light, thermostatically controlled electric radiator.

## BEDROOM TWO

Once again, a deep double bedroom with window to far side, ceiling light and thermostatically controlled electric radiator.

## SHOWER ROOM

A modern and well appointed three piece suite comprising vanity unit incorporating low flush WC, wash hand basin with mixer tap, drawer under and staggered display shelving. Corner shower cubicle with curved and sliding shower doors, metal handgrips and Mira Sport electric shower. Wall-mounted heated towel rail, Dimplex electric fan heater, shaver socket, mirror-fronted medicine cabinet with LED backlit trim. Ceiling light, obscure glazed window.

## THE EXTERIOR

### DOUBLE GARAGE

Electric remote controlled up-and-over door, extended depth with an array of fitted units incorporating worksurface, drawers and cupboards. Space for white goods including deep freezer, fridge/freezer and dryer. Power and light.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations). Electric thermostatically controlled heating within each room, excluding the kitchen.

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

Leasehold - 999 years from 1982. We understand the freehold is vested within the management organisation, made up of the leaseholders. Maintenance charge for the current year is £2,232.00/£186 pcm, which covers block insurance, external redecoration, maintenance of communal parts, window cleaning and garden upkeep etc. We understand pets are permitted, with approval from the management company. Holiday letting is not permitted.

### VIEWING

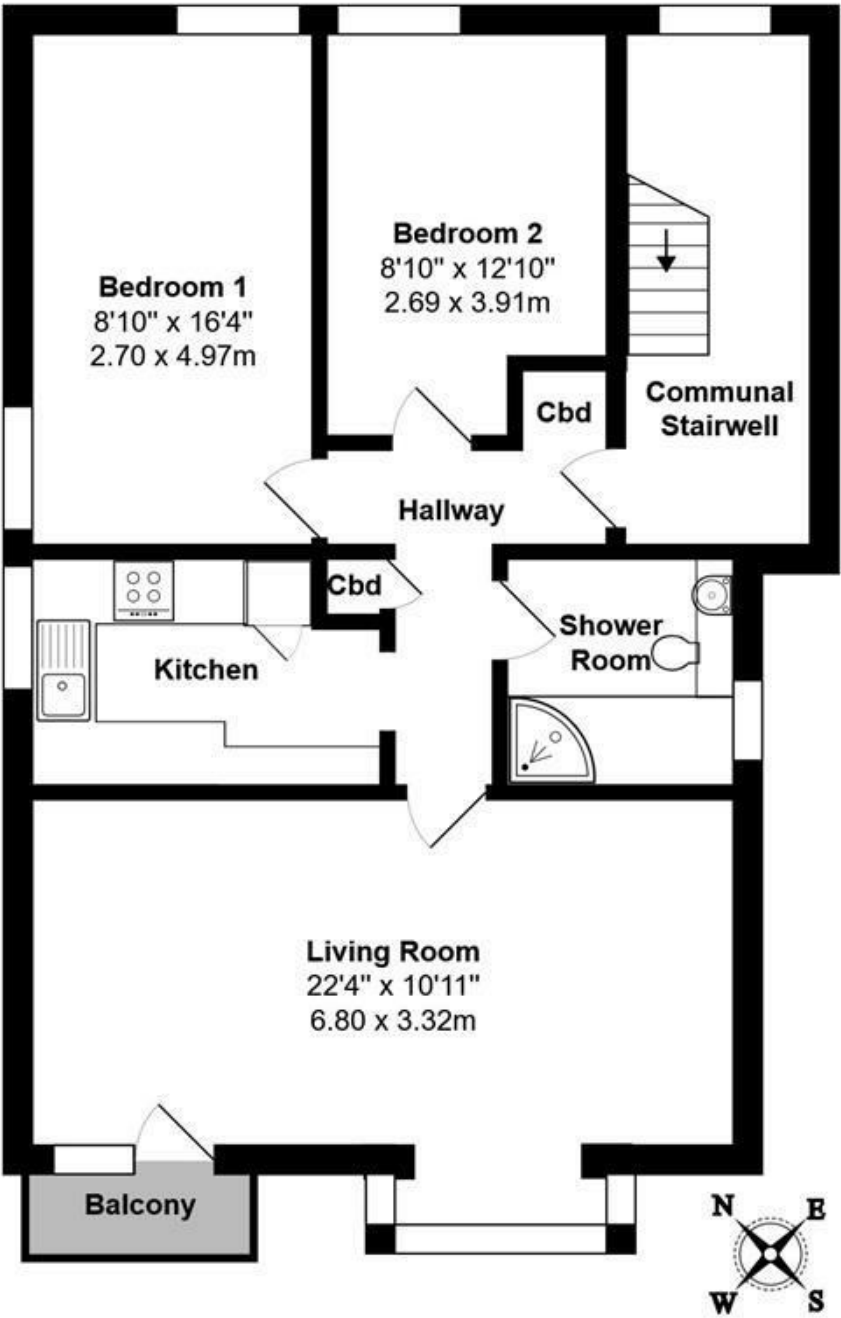
Strictly by appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.







Floor Plan



Southcliff, Emslie Road, Falmouth, TR11 4LY

Total Approx Area: 704 ft² ... 65.4 m² (excluding balcony, communal stairwell)

All measurements are approximate and for display purposes only