



Falmouth

A third floor retirement apartment
Fabulous 180 degree views around Falmouth Bay
Favoured McCarthy and Stone development
Being sold with 'no onward chain'
House manager and after hours support
Lounge/dining room with front line balcony
Double bedroom, re-modelled shower room/wc
Double glazing, independent electric heating
Superb communal landscaped sea facing gardens, parking
Communal lounge and kitchen, guest accommodation

Guide £210,000 Leasehold

ENERGY EFFICIENCY RATING
BAND C

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7404



An ideal chance to own this well presented, third floor, one double bedroom retirement apartment in this sought after development which sits in an enviable and elevated location on the sea front, commanding fabulous unobstructed 180 degree views from Pendennis Point and Castle, across the bay to the horizon and in the west, the mouth of the Helford River and The Lizard Peninsula coastline.

This is the second smaller development built by McCarthy and Stone on the sea front and offers the over 55's comfortable, independent living with the assistance of an 'on site' manager and offer hours support service if needed.

This particular apartment is ready for occupation and is being sold with the benefit of 'no onward chain' allowing a motivated, proceedable buyer the chance to conduct a swifter purchase.

This development has other benefits for residents including; a communal lounge and kitchen area on the ground floor, a guest suite (subject to availability and booking), a lift service to the upper floors and off road parking.

Features include double glazed, independent electric heating and fitted carpets in the living and bedrooms areas. The accommodation includes an entrance hall, open plan lounge/dining room with double glazed doors leading to a sea facing balcony, kitchenette with some appliances included, a double bedroom with built-in wardrobes, an airing cupboard in the hallway and a re-modelled shower room/wc combined.

One of the attractions of living in this location is always the walk along the sea front around the castle and point to the east, passing Castle and Gyllyngvase Beaches to the gardens and tennis courts. The south-west coastal path continues around to Swanpool and Maenporth Beaches and the mouth of the Helford River. Gylly Beach Cafe and the recent addition of a good convenience store below The Liner development are within easy reach and a rail service from The Dell which leads to the cathedral city of Truro and the main rail link to London Paddington.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this delightful apartment.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:

Communal front door with secure entry phone system leads into:

COMMUNAL HALLWAY

With staircase to the upper floors, the communal living room with galley kitchen area, guest suite, lift access and the house managers office.

THIRD FLOOR LANDING

Own panelled front door with privacy spy hole leads to:

ENTRANCE HALL

With access to all principal rooms, cupboard housing electric meters, coved cornicing, fitted carpet, deep linen cupboard with Gledhill electric water heater and slatted shelving, 24-hour careline emergency cord.

SHOWER ROOM/WC 2.08m (6'10") x 1.70m (5'7")

Re-modelled with a white suite comprising; double walk-in fully tiled shower cubicle, chrome mixer shower, safety grab rails and sliding glass shower screen, pedestal hand wash basin with chrome easy-on hot and cold taps, mirrored bathroom cabinet and shaver light over, fully tiled walls, low flush wc, extractor fan, Creda down flow electric heater, vinyl flooring, panelled internal door.



LOUNGE/DINING ROOM 5.13m (16'10") x 3.20m (10'6") plus 2.01m (6'7") x 1.47m (4'10") - measurement of an irregular shape.

A delightful well proportioned reception room with a focal point fire surround and electric fire, TV aerial point, independent electric double radiator, coved cornicing, central ceiling light, double glazed door and fixed side panel to:



BALCONY 1.88m (6'2") x 1.83m (6'0")

With ceramic tiled flooring, painted safety rails, fabulous 180 degree panoramic views over Falmouth Bay from Pendennis Castle and the point around to Gyllyngvase Beach, the mouth of the Helford, The Lizard Peninsula and the horizon, double doors from the lounge/dining room leads to:

KITCHENETTE 2.31m (7'7") x 2.13m (7'0") being an average measurement of an irregular shape.

Equipped with a range of matching wall and base units, wrap around marble effect work surfaces and ceramic tiling over, single drainer stainless steel sink unit, plumbing for washing machine, electric hob and extractor hood over, electric double oven, space for under counter refrigerator and freezer, wood finish flooring, double glazed window enjoying fabulous views across the bay to the horizon.



BEDROOM 5.33m (17'6") x 2.82m (9'3") into recess. Being a measurement of an irregular shape.

Having a double glazed window with fabulous views across the bay to the horizon from the castle in the east to The Lizard Peninsula in the west, fitted wardrobe cupboard with folding mirrored doors, access to insulated loft space, night storage heater, fitted carpet, panelled internal door, TV aerial point.



OUTSIDE

PARKING

There are residents parking spaces available to the front of the building and access on either side of the block leads to the sea facing gardens.

GARDENS

Superb well maintained landscaped gardens give residents the chance to enjoy magnificent views across Falmouth Bay from Pendennis Point to The Lizard Peninsula and Manacles. The gardens have access directly onto Cliff Road where you can enjoy an almost level walk from Castle Beach down to Gyllyngvase Beach and Cafe.

COUNCIL TAX Band D.

SERVICES Mains drainage, water and electricity.

TENURE Leasehold - 125 year lease from 2001.

