

Stunning apartment with panoramic sea views across Gyllyngvase beach

24 The Liner, Cliff Road, Falmouth, Cornwall, TR11 4GD



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Guide Price £450,000



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About this property

This beautifully presented apartment is on the second floor with panoramic views stretching from Pendennis Castle, out to sea, across Gyllyngvase beach and towards the charming Queen Mary gardens. The communal entrance has individual post boxes, lift and separate stair access to apartments and parking area.

The apartment has a generous entrance hall off which is the utility/laundry cupboard with Bosch washer/dryer, door to bathroom, storage cupboard and doors through to the open plan kitchen/dining/reception room and bedroom. Both the bedroom and sitting room have floor to ceiling windows with sliding doors out to the terrace. The kitchen has a good range of wall and base units with quartz stone worktops and integrated appliances to include Bosch dishwasher, four ring induction hob, single oven, microwave and integrated Siemens fridge/freezer along with a wine cooler.

The impressive covered terrace is superb with plenty of space for entertaining, outside lighting and full height opaque glass privacy screens between the neighbouring terraces.

Outside - Apartment 24 has one allocated parking space, allocated surf board lock-up, use of the communal garden areas, outside shower area and bins store.



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Plans

Approx. gross internal floor area

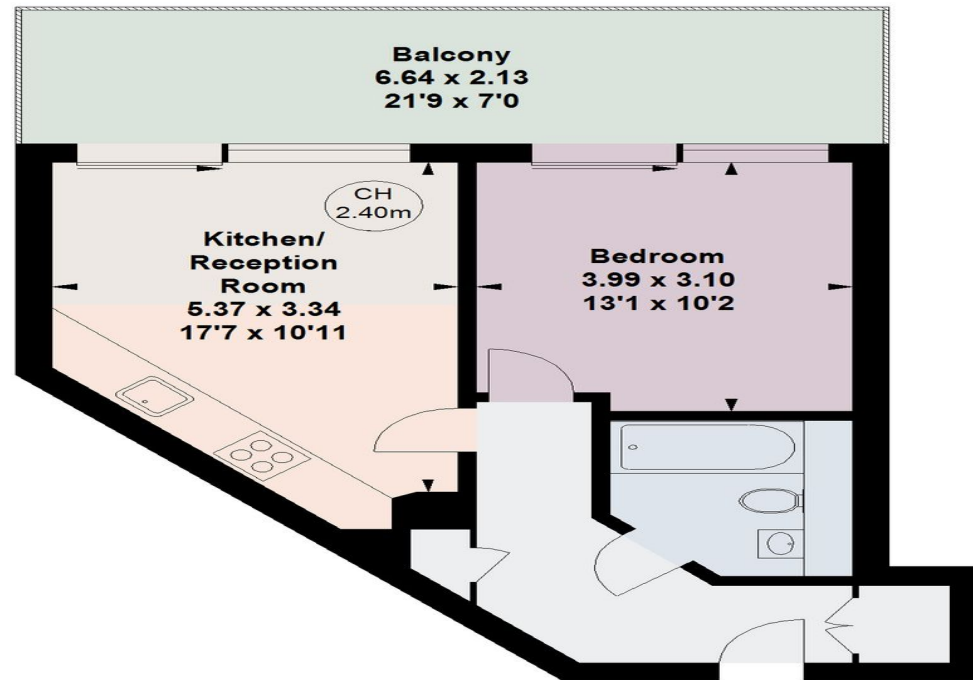
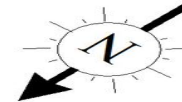
471 sq ft

The Liner, TR11

Approximate gross internal area

471 sq ft / 43.76 sq m

Key :
CH - Ceiling Height



Second Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

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Property Details

Local Authority

Council Tax

Band = C

Tenure

Leasehold
Lease Expiry 23/12/3020

Ground Rent

£250 per annum to be reviewed in 33 years

Service Charge

£1,310 per annum

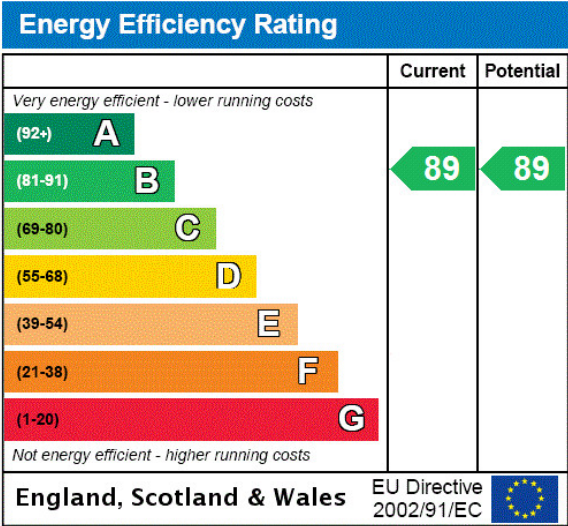
Services & Additional Information

Main’s water, drainage, gas and electricity, Fibre optic internet connection, underfloor heating throughout with separate heated towel rails in bathroom, central heating and hot water via a centralised plant room with gas fired boiler, each apartment has an individual usage meter

EPC

EPC Rating = B

PROPERTY



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Enquire



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Viewing strictly by appointment

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Property Search

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