

TOM WILLS

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PERSONAL PROPERTY AGENTS

16 Devington Court

Cliff Road, Falmouth, TR11 4PD

£420,000

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SUPERB SEAFRONT APARTMENT WITH PRIVATE BALCONY AND GARAGE. Enjoying breath-taking elevated sea views, this superb second floor apartment offers effortless lift-assisted access from the rear entrance and parking area, set right on the beautiful Falmouth Seafront just a few meters away from Gyllyngvase Beach. The property enjoys a private balcony that boasts remarkable sweeping views of Falmouth Bay and coastline from Pendennis Point to The Manacles on The Lizard Peninsula . The two-bedroom, two-bathroom accommodation has been recent updated with a refitted en-suite shower room and attractively re-appointed kitchen. Additionally, a private garage is conveniently situated within the parking area.

- Excellent lift-assisted second floor position
- Remarkable panoramic sea views
- Close to Gyllyngvase Beach
- Recently updated accommodation
- Modern electric central heating
- 2 bath/shower rooms
- Private garage (2.49m x 5.22m) plus unallocated parking
- South-facing balcony
- Bright and well-presented



















With stunning panoramic vistas across Falmouth Bay and out to the ocean, the expansive views are visible from the living room, dining area, kitchen, and balcony. This ideally positioned apartment serves as a perfect sanctuary for relaxation, allowing you to soak in the sun-drenched seaside atmosphere, all just a stone's throw from Gyllyngvase Beach.

With lift-assisted access from the rear of the building, the space is thoughtfully laid out and well-appointed. It comprises an entrance hall that leads into an inner hallway equipped with fitted storage. There are two double bedrooms, including a master suite with its own en-suite shower, complemented by a spacious family bathroom with under-floor heating. The living area flows into a dining space, with the kitchen adjacent and a partition that could be removed, should one wish to create an open-plan environment.





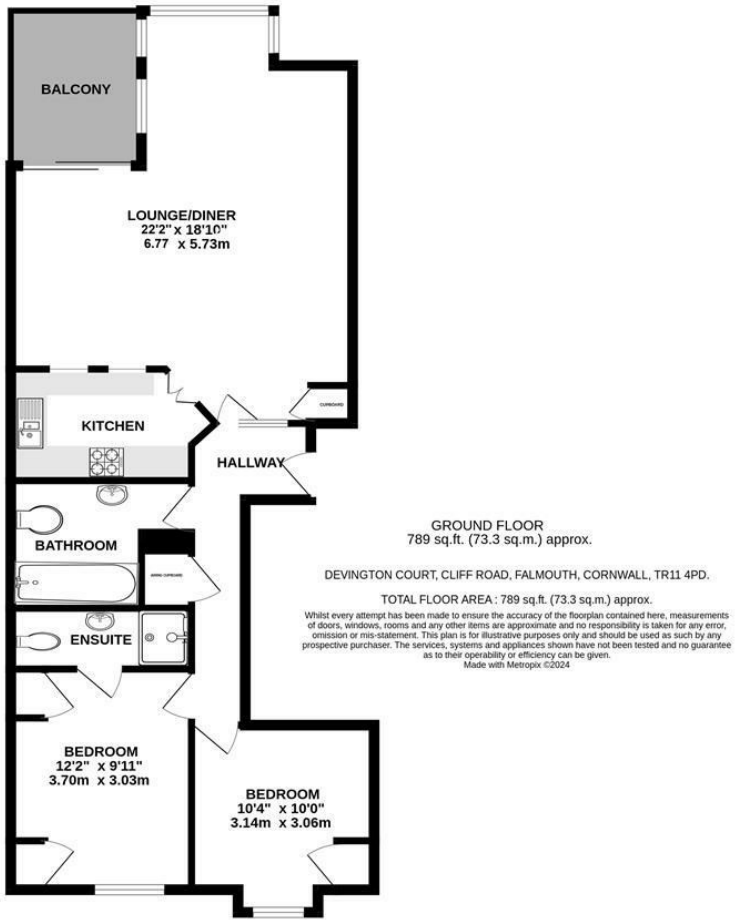


Devington Court stands out as efficient, low-maintenance living, thanks to its well-run management company that provides attentive gardening services for the beautifully maintained grounds. Coupled with the allocated garage for each apartment, it has gained popularity as one of the most sought-after developments along Cliff Road, which is undeniably one of Falmouth's premier residential locales.



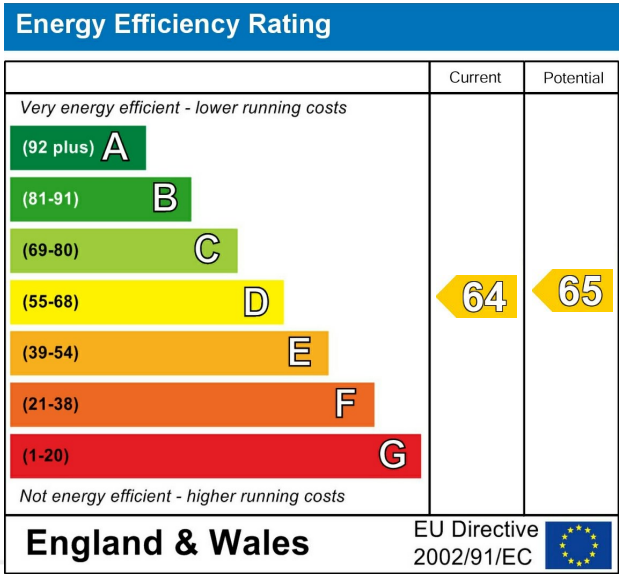


ADDITIONAL INFORMATION
Tenure - Leasehold with a 1/24 share of the freehold. 999 years from inception (1986) with an annual service charge of £3,175.24 (paid quarterly at £793.81). We understand furnished letting (minimum 6 months) is permitted and pets are allowed following approval by the management company. Possession - Vacant possession upon completion to coincide with our client's onward purchase. Services - Mains electricity, water and drainage are connected. Electric central heating. EPC - 64 (D). Council Tax - Band F.





Energy Efficiency Graph



Viewing Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

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