

29 Waves
WATERGATE BAY



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ESTATE AGENTS





- **Vibrant & Stylish Holiday Apartment**
- **Yards from the Magnificent Beach at Watergate Bay**
- **One Double Bedroom/One Family Bathroom**
- **Open Plan Living Area with Views of the Communal Gardens**
- **Fully Furnished & Excellent Holiday Let Potential**
- **Immaculately Presented with Underfloor Heating Throughout**
- **Storage Cage & Allocated Parking**



Sited in an elevated position within the Waves development with a pleasant outlook over the communal gardens, 29 Waves is a contemporary one bedroom, one bathroom apartment located in Watergate Bay just 150 meters from the spectacular sandy beach. The development boasts allocated parking, secure telephone entry system and communal beach showers with each apartment having the convenience of a separate lockable storage area on the ground floor, perfect for surfboards and sandy wetsuits.

The modern accommodation comprises an open plan living space full of natural light with French doors opening to a Juliette Balcony which provides a view of the pretty and well-maintained communal gardens.

The kitchen has an extensive and modern range of floor and wall cabinets which includes contrasting work surfaces and integrated eye-level microwave, dishwasher, washer/dryer, electric oven, hob and extractor. The tall freestanding fridge/freezer is included in the sale. There is ample space for a dining room table and chairs, sofas and plenty of occasional furniture. Being on the top floor, the open plan living space enjoys real volume because of the high domed ceilings.

From the entrance hallway, you are able to access the master bedroom, a generous double with recessed wardrobe and a rear aspect double glazed window providing some framed views to the communal gardens. The family bathroom is stylishly fitted and finished with contemporary sanitary ware to include a paneled bath with a glass screen and thermostatic shower above, a wash hand basin, low level WC, a heated towel rail and fully tiled walls & flooring.

The apartment is neutrally decorated with warm white cabinetry and light laminate flooring. It benefits from UPVC double glazing and underfloor heating throughout. There is allocated parking for one vehicle in the barrier-controlled car park, a lockable caged storage area and communal beach showers. There is also a communal garden and BBQ area to the rear of the development with some lovely views of the coastline and ocean beyond.



29 Waves, Watergate Bay

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£300,000 guide



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"Just 150 metres from the spectacular sandy beach at Watergate Bay"

29 Waves is currently run as a holiday let achieving good rentals throughout the year which makes it an excellent, ready-to-go investment opportunity. The apartment is held on the remainder of 999 year lease with a share of the freehold. The Waves development was built in 2006. The service charge is currently £1,628. Services to the property include mains electricity, water and drainage. EPC rating C.

Watergate Bay is an extremely sought after beach location, with a hive of activity and many attractions such as The Extreme Academy sports school offering a great range of sports and activities. A wide range of events are held at the bay throughout the year such as surf competitions and water sports meaning the atmosphere in the small beach community is one of great energy and excitement.

To find Waves, leave Padstow on the A389 and continue onto the B3274 for 4 miles. Turn right towards St Eval and St Mawgan continue for 2 miles, at the junction turn left and left again at the next junction. Once you reach the junction into Mawgan Porth take the left and drive through Mawgan Porth. Follow this road until you reach Watergate Bay, turn left at the junction and the Waves apartments are on your left hand side. The postcode for satellite navigation is TR8 4AY.

