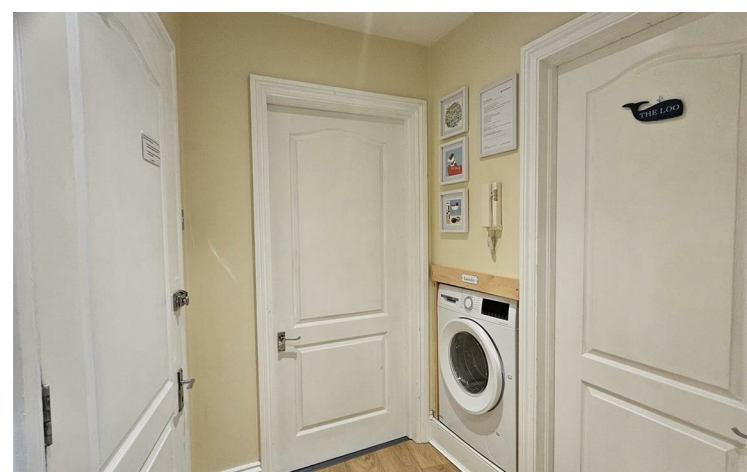
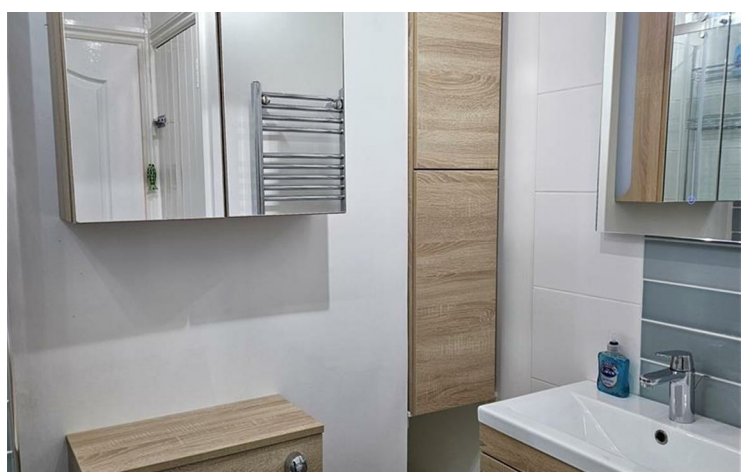




**1 MARINA APARTMENTS, 1 ESPLANADE,
FOWEY, PL23 1HY
GUIDE PRICE £245,000**



TOTAL FLOOR AREA: 456 sq.ft. (42.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AN IMMACULATE, RECENTLY REFURBISHED, ONE BEDROOM APARTMENT IN THE HEART OF FOWEY. IDEALLY LOCATED CLOSE TO THE AMENITIES INCLUDING HARBOUR, SHOPS, PUBS AND RESTAURANTS. CURRENTLY A SUCCESSFUL HOLIDAY LET, BEING SOLD CHAIN FREE!

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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1 Marina Apartments, 1 Esplanade, Fowey, PL23 1HY

Location

Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

Accommodation

Recently refurbished by the current owners, 1 Marina is a beautiful apartment offering a perfect base for owners or guests alike. One of four apartments in a period converted building, once many years ago a local grocery shop, it is ideally situated on the ground floor and close to all amenities.

The front door opens into a communal entrance hall with tiled floor for easy maintenance, individual postal racks for mail and doors giving access to two ground floor apartments, a shared storage cupboard and a door opening to stairs rising to the first and second floor.

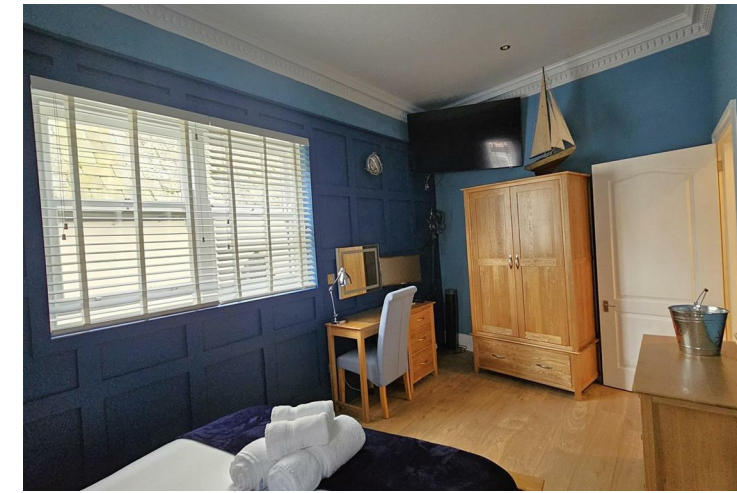
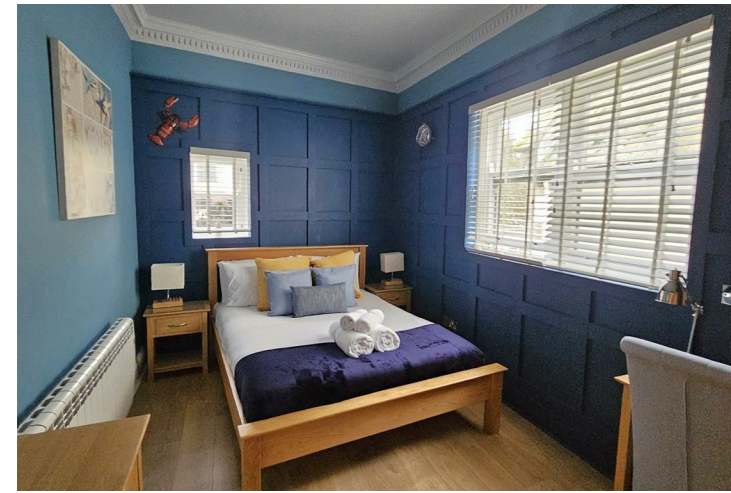
On entering the apartment, you are immediately struck by how the lovely high ceilings give such a feeling of space and openness. An inner hallway has been cleverly utilised to provide space for the washing machine, there is also an entry intercom for the front door. From here, doors lead to an open plan living area, shower room and bedroom.

In the living area is a well appointed and well equipped kitchen which offers base and wall storage units, electric oven and hob with space for a dishwasher and upright fridge freezer.

The apartment is kept cosy and warm by an modern, electric freestanding heater which gives the room a focal point and a great place to relax and watch TV. The dining area has views looking up Lostwithiel Street which provides the perfect vantage point for people watching!

The shower room has been transformed as part of the refurbishments and has been very cleverly designed to make the most of the space, comprising of a shower cubicle, Hand-Wash basin with vanity unit, WC, heated towel rail and a large cupboard which houses a modern, slimline hot water heater and plenty of welcomed storage space.

The updated and stylish double bedroom is a generous size with plenty of room to accommodate the solid wood bedroom furniture including wardrobe, chest of drawers two bedside tables and a dresser.



The owner of 1 Marina apartments also owns part of the freehold with the other three owners of the apartments in the building. This gives them collective control over the accounts and maintenance of the building.

This apartment would make an ideal investment opportunity due to the high demand for not just holiday lets but also assured shorthold tenancies. Being within walking distance of all hotels and eateries it would make an excellent base for either local residents or staff. The property is currently used as a second home and holiday with all furniture, fixtures and fittings negotiable.

EPC RATING F

Local Authority

Council Tax - B

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: info@maywhetter.co.uk

Tenure - Leasehold with share in freehold

Agents notes

This property is grade II listed.

Leasehold - 125 year lease with 102 years remaining

Ground rent - £0 (The owner of property owns 1 share (20%) in the Residence Management Company.

Annual service charge £945.00 PA