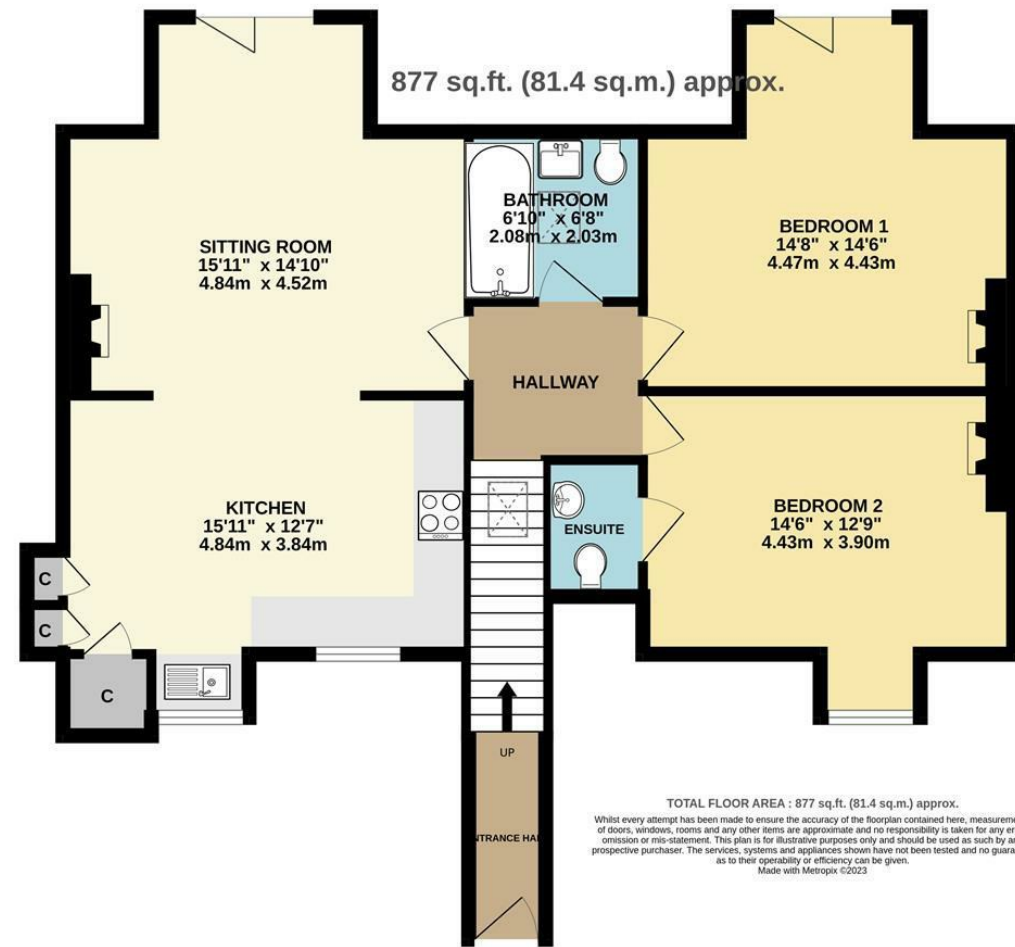




APARTMENT 2, CLAREMONT HOUSE, FOWEY, PL23 1ET GUIDE PRICE £650,000



A BEAUTIFULLY PRESENTED TWO BEDROOM TOP FLOOR APARTMENT WITH STUNNING HARBOUR VIEWS, IMMACULATE FINISH AND ATTENTION TO DETAILS, AND FURTHER BONUS OF ON SITE PARKING FOR ONE VEHICLE.

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Apartment 2, Claremont House, St Fimbarrus, Fowey, PL23 1ET

The 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.

The Property

This lovely apartment occupies the top floor of a refurbished Victorian property in an elevated position with extensive views of the estuary and countryside beyond. The converted loft space offers open plan living with two bedrooms, one of which has ensuite WC, and a family bathroom. The property also benefits from an on site parking space and has been a successful holiday let for the current owners.

Accessed from shared steps and a pathway from the parking area, a front door opens to an entrance hall, shared with Apartment One. The front door for Apartment Two opens to stairs leading to the internal hallway. A door opens to a bright and airy living space with an impressive floor to ceiling window and plenty of space for sofa and chairs. There is attractive oak floorboards and a pretty feature fireplace. An opening leads through to a stylish and well appointed kitchen/dining area with tiled floor and underfloor heating.

The kitchen has been finished to a high standard with granite work surface, electric double oven and 4 ring gas hob and extractor over, large fridge with box freezer and Bosch dishwasher. Space and plumbing for washing machine and more than ample workspace. Windows to the rear elevation.



There are two bedrooms, the principal bedroom has a floor to ceiling window with Juliet balcony and overlooks the estuary. Attractive timber flooring and pretty feature fireplace. The second bedroom is currently configured as a twin room with window to the rear, feature fireplace, timber flooring and ensuite cloakroom (WC and wash basin).

There is an elegant family bathroom with shower over the bath and underfloor heating.

Outside

The property is accessed directly from Hanson Drive, where there is off road parking for one vehicle. Shared steps lead down to a paved terrace area, with private outhouse, providing a very useful storage area. Further steps lead to a front door, shared with Apartment One.

EPC Rating - C

Council Tax Band - Non domestic rates

Tenure

Leasehold - 900 year lease commenced 1st January 2005.
No ground rent payable.
Maintenance split 3 ways.

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

Services

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

Local Authority

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