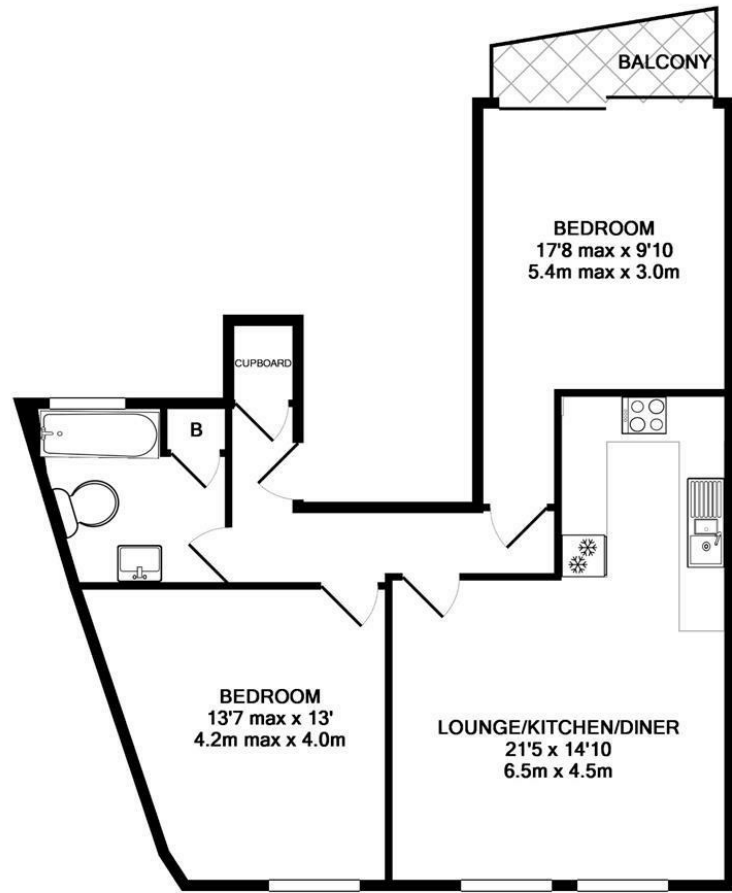





MAY WHETTER & GROSE

3 MARINA APARTMENTS, 1 ESPLANADE, FOWEY, PL23 1HY GUIDE PRICE £395,000



TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2017



AN ELEGANT AND SPACIOUS TWO BEDROOM APARTMENT, IDEALLY LOCATED IN THE CENTRE OF OLD FOWEY, CLOSE TO ALL AMENITIES, HARBOUR, PUBS AND RESTAURANTS. BOASTING A BALCONY, VIEWS OF THE ESTUARY AND A MUCH SOUGHT AFTER PARKING SPACE IN A SHARED GARAGE. SOLD CHAIN FREE!

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
 Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.





3 Marina Apartments, 1 Esplanade, Fowey, Cornwall, PL23 1HY

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.

3 Marina Apartments is ideally situated on the corner of the Esplanade within a short walk down to the old town harbour with its eclectic mix of shops, pubs and restaurants. A level walk along the beautiful Esplanade takes you to the local sheltered beach called Readymoney Cove.

ACCOMMODATION

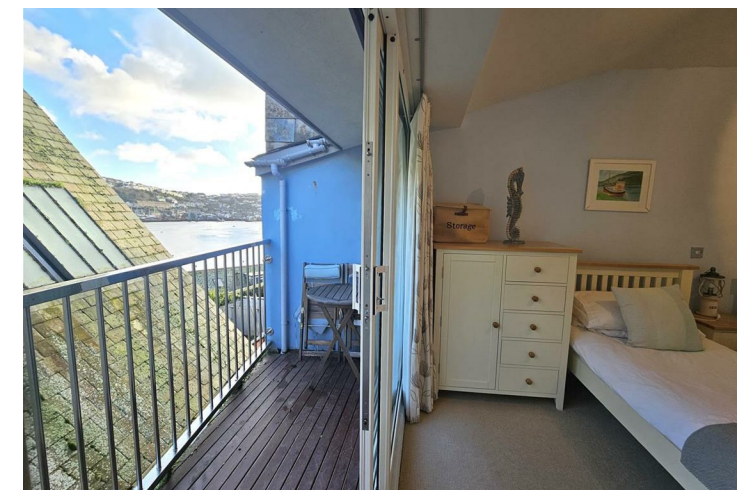
The building was originally a local grocery shop called Varcos before being converted into 4 apartments in 2000. 3 Marina is situated across the whole of the 1st floor with one apartment above and two below. The property enjoys Victorian period features including high ceilings, giving the feel of space throughout.

The communal entrance door opens into an entrance hallway giving access to two ground floor apartments and a shared walk in storage cupboard. A door opens to stairs rising to the first and then second floor. A door from the first floor is the entrance to our recently decorated apartment.

A hallway gives access to a very useful walk-in storage cupboard, a family bathroom, double bedroom, twin bedroom and open plan living area.

The living area comprises a kitchen, dining and sitting areas. The well equipped kitchen has ample base and wall storage units, integral dishwasher, electric oven and hob, a washing machine and fridge freezer.

The large windows fill the room with light and give elevated views looking up Lostwithiel Street. The room is well presented and generous in size and with plenty of room for sofas and dining area.



The principal bedroom shares the same orientation as the living room, looking up Lostwithiel Street and is spacious in size with room for a king sized bed and further furniture.

The second bedroom, currently used as a twin room boasts, through large sliding doors opening to a balcony which gives views over the estuary to Polruan and provides a great private space to sit and relax.

The family bathroom comprises of a bath with shower over, hand wash basin, WC and heated towel rail. The water tank is housed in a cupboard with storage unit above.

The property is heated by electric wall heaters and is lit by wall and ceiling lights.

PARKING

The apartment has an allocated parking space in the lower ground floor garage accessed at street level via a recently replaced roller garage door. The garage is shared with one other apartment who have their own allocated space.

EPC RATING E

TENURE - LEASEHOLD

Ground Rent £100.00 per annum

Service Charge - To be advised

COUNCIL TAX BAND

Business rates

Local Authority

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

AGENT NOTES

The apartment has been a successful holiday let over the last 4 years.

The vendors may sell the furniture, fixtures and fittings subject to a separate negotiation.