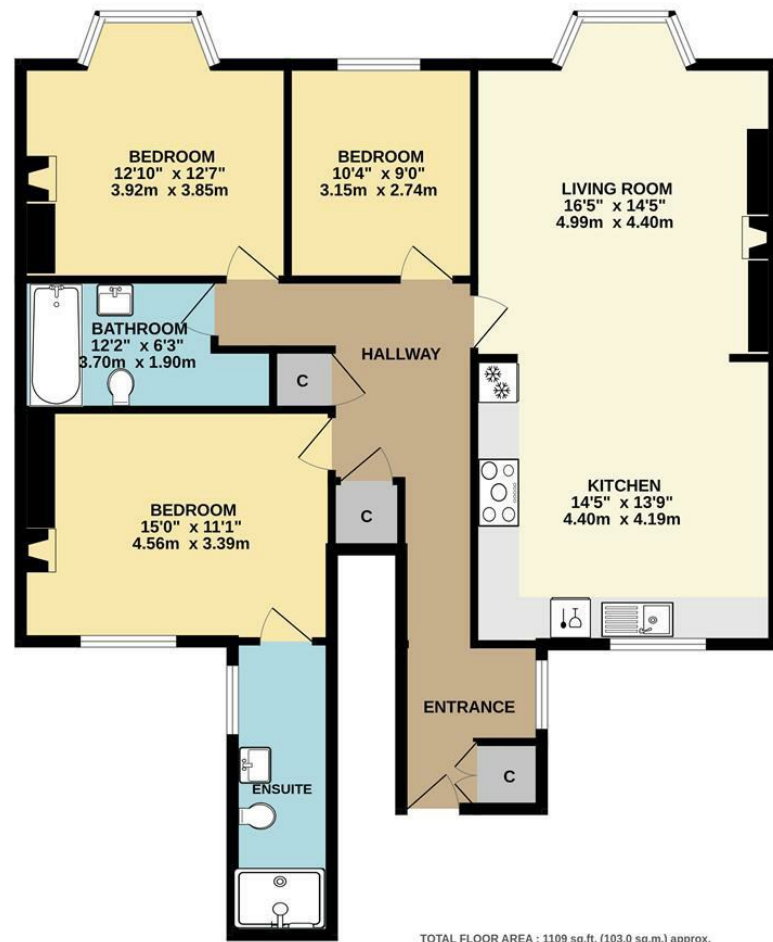


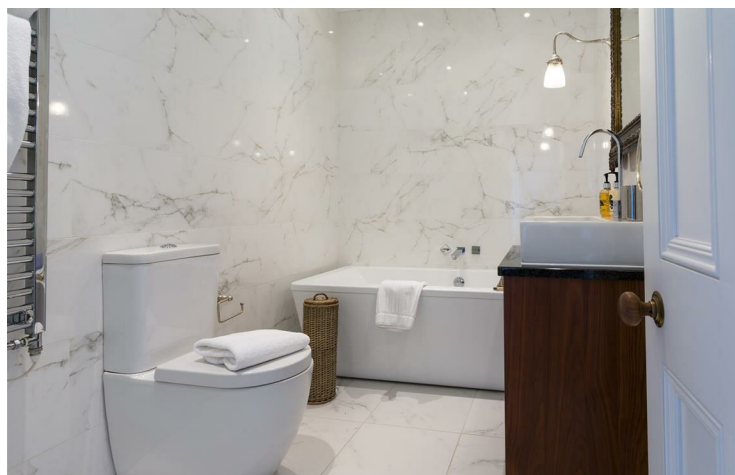
GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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**APARTMENT 1, CLAREMONT HOUSE,
 FOWEY, PL23 1ET
 GUIDE PRICE £895,000**



A BEAUTIFUL AND ELEGANTLY PRESENTED THREE BEDROOM APARTMENT WITH STUNNING HARBOUR VIEWS, IMMACULATE FINISH AND ATTENTION TO DETAIL WITH FURTHER BONUS OF ON SITE PARKING FOR ONE VEHICLE. OUTSIDE PAVED TERRACE WITH 2 OUTHOUSES AND FURTHER BALCONY TO THE FRONT WITH WONDERFUL HARBOUR AND SEA VIEWS.

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.



Apartment 1, Claremont House, St Fimbarrus Road, 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 beautiful apartment occupies the middle floor of a refurbished Victorian property in an elevated position with extensive views of the estuary and countryside beyond. The spacious and flexible accommodation makes the most of the wonderful views and retains some original features. Outside there is a large, paved terrace and 2 outhouses, very useful for storage. 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 Two. Apartment one's front door opens to a hallway with storage cupboard to one side and 2 further cupboards. From the hallway, a door opens to the impressive living area which offers a spacious sitting room with large bay window and the most incredible views to the harbour. There is an attractive fireplace with wood burner for those chillier evenings and attractive wooden flooring. An opening leads to the kitchen/ dining area with tiled floor and the beautifully appointed kitchen positioned to the rear of the property, with window overlooking the paved terrace. With an impressive range of built in appliances, include a stove style range cooker and granite work surfaces this is a lovely room to entertain whilst enjoying the view.



The property benefits from 3 bedrooms, all with attractive wooden flooring. The principal bedroom is located to the rear and is configured as a twin bedroom, with a large and elegant ensuite shower room. There is another large double bedroom located to the front of the property with large bay windows and fabulous harbour and sea views. The third bedroom is configured as a bunk room, but would easily accommodate a double bed or could be used as a useful study. A door opens to the balcony with space for small table and chairs and a wonderful harbour view.

There is a stylish family bathroom with freestanding bath and marble tiling to the walls.

Outside
 The property is accessed directly from Hanson Drive, where there is off road parking for one vehicle. Shared steps lead down to the paved terrace area, with 2 private outhouses, providing very useful storage areas. There is a large paved terrace with BBQ area to one side and attractive galvanised railings and wooden fencing providing a good degree of privacy. The terrace attracts sun for most of the day and into the evening. Further steps lead down to a front door, shared with Apartment Two.

EPC Rating - C

Council Tax - 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.