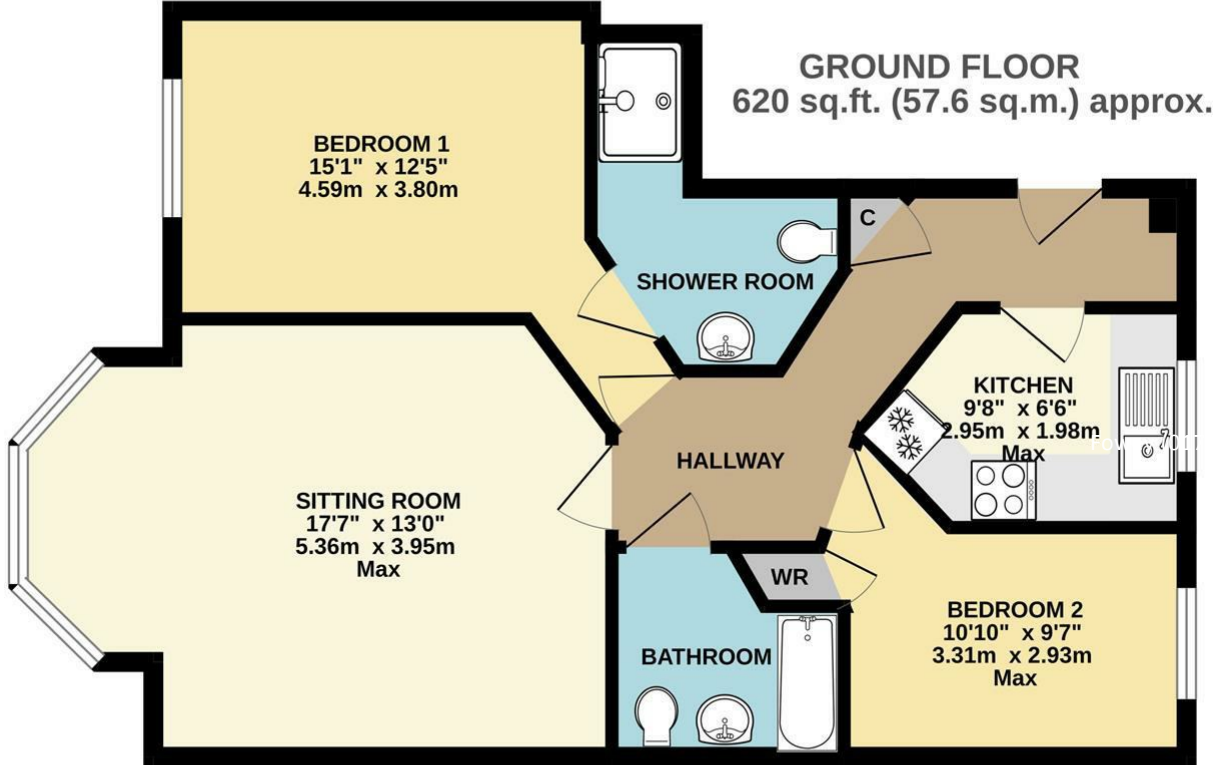




**9 LONG MEADOW VIEWS, HILL HAY CLOSE,
FOWEY, PL23 1ES
GUIDE PRICE £215,000**



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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A VERY WELL PRESENTED TWO BEDROOM APARTMENT IN THE SOUGHT AFTER DEVELOPMENT OF LONG MEADOW VIEWS. THE ELEVATED POSITION GIVES GLORIOUS PANORAMIC COUNTRYSIDE VIEWS. OFF ROAD PARKING, TWO DOUBLE BEDROOMS AND IS CONVENIENTLY SITUATED AT ENTRY LEVEL. VACANT POSSESSION, NO CHAIN!

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.



9 Long Meadow Views, Hill Hay Close, Fowey, PL23 1ES

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.

Long Meadow View Apartments are situated on the Hill Hay development, a sought after location due to it's close proximity to the local schools, amenities, recreation fields and other amenities.

THE PROPERTY
From the communal hallway, a door opens directly into the apartment which is very convenient. Although technically located on the first floor, access is on entry level which might be welcomed by anyone with mobility issues. There is a designated parking space outside the apartment.

This very well presented, light, bright and welcoming property, boasts the most beautiful, panoramic countryside views which can be enjoyed from the large bay window in the spacious living/dining room - a perfect place to sit, relax and take them in.

The well equipped kitchen has ample storage cupboards with integral electric oven, gas hob and slimline dishwasher. The gas boiler is also located here.

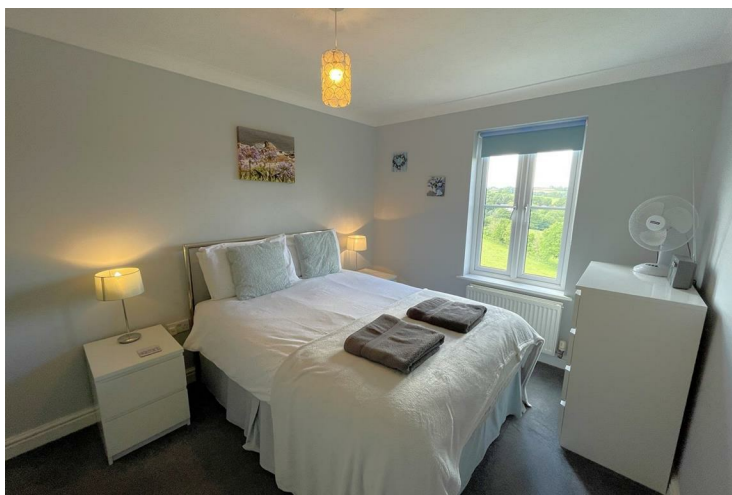
A spacious principal bedroom shares the same glorious elevated views as the living room. An en suite shower room comprises a shower cubicle, WC, wash hand basin and heated towel rail.

The second double bedroom currently occupies a bunkbed and has a storage cupboard with rail.

The family bathroom comprises a bath, WC, wash hand basin and heated towel rail.

There is a very useful storage cupboard in the hallway.

To the rear of the property there is a communal garden and a communal sitting area to the front.



AGENT NOTES
This property can only be used as a residential property or a holiday home.

Furniture is by separate negotiation.

EPC RATING - B

COUNCIL TAX BAND - B

TENURE - LEASEHOLD
999 year lease with 980 years remaining.
Maintenance fee is £1341.58.
Constructed in 2006.

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

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.