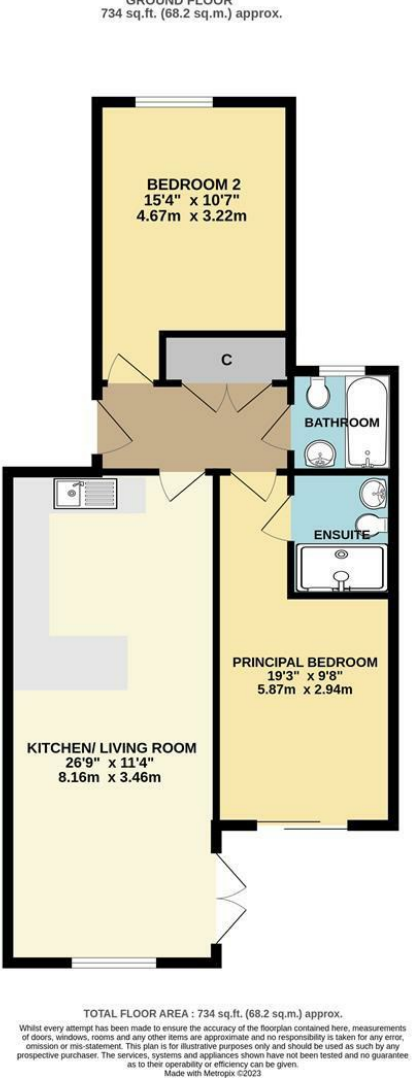




**8 OLD STATION MASTERS STATION ROAD,
FOWEY, PL23 1DF
OFFERS OVER £420,000**



AN IMMACULATLEY PRESENTED, MODERN, TWO BEDROOM APARTMENT SITUATED WITHIN A STONES THROW OF WATER ACCESS TO THE FOWEY ESTUARY. A GROUND FLOOR APARTMENT WITH PRIVATE CORNER TERRACE. CLOSE AND WITHIN LEVEL WALKING DISTANCE OF ALL FOWEY TOWNS' AMENTIES.

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.



8 Old Station Masters Station Road, Fowey, PL23 1DF

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.

8 Old Station Masters is ideally located within close proximity to all amenities and having the convenience of an off road parking bay. The apartment can be accessed without the need of driving through the winding and sometimes busy Streets of Fowey. Extra parking is also available at a public car park or the Harbour commission car park close by.

THE PROPERTY
 An immaculately presented modern apartment located in the Old Station Masters development. Designed, built and finished to a high standard this apartment does not disappoint! From the communal hallway stairs take you down to the ground floor which gives access to two apartments.

The front door opens into a bright hallway which gives access to two double bedrooms, bathroom, open plan living area and a has a very useful and generous storage cupboard which houses the washing machine, gas boiler and still has plenty of room for cleaning equipment and other paraphilia.

The open plan living area flows with a contemporary and bespoke design, very well equipped kitchen to a dining area and on to the sitting room. The kitchen, designed by Kettle of Fowey, benefits from a integral Bosch appliances including dishwasher, fridge freezer, oven with induction hob and a wine cooler. A generous amount of wall and base storage units are beautifully finished with a quartz worksurface.

From the sitting room french doors open on the apartments private terrace which, being a corner plot can enjoy looking out over the adjacent communal garden and towards the Fowey Estuary.



The generous principal bedroom has patio doors opening on the private terrace and a modern en-shower room comprising of wash hand basin, Shower cubicle with rain shower and handheld wand, WC and heated towel rail.

A second generous double bedroom has views out over the communal gardens.

A bathroom, again contemporary in design, has a bath, wash hand basin, WC and heated towel rail.

Built in 2017, the apartment has under floor heating throughout, instant hot water, engineered oak flooring in the living areas and for convenience, a video entry system.

PARKING AND STORAGE
 The apartment has an off road allocated parking space and a storage shed which considering how close the property is to the water access, is idea for storing an inflatable paddle boards and other water toys!

TENURE - LEASEHOLD
 999 year lease from 2017
 Ground rent £350,00 PA
 Service charge £3277,00 PA

EPC RATING - B
COUNCIL TAX BAND - E

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