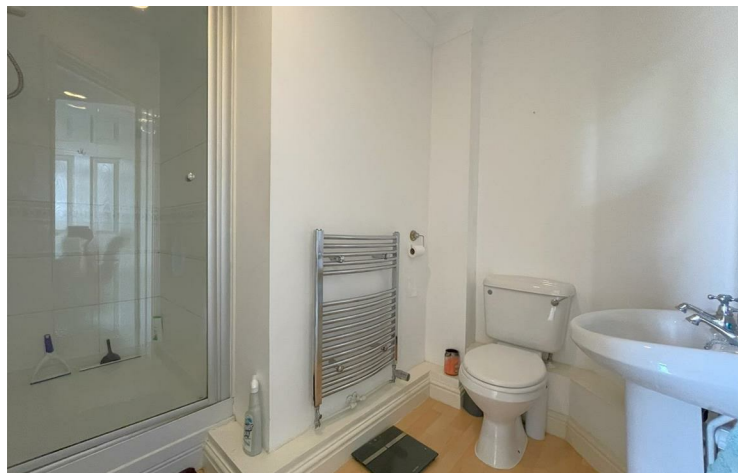
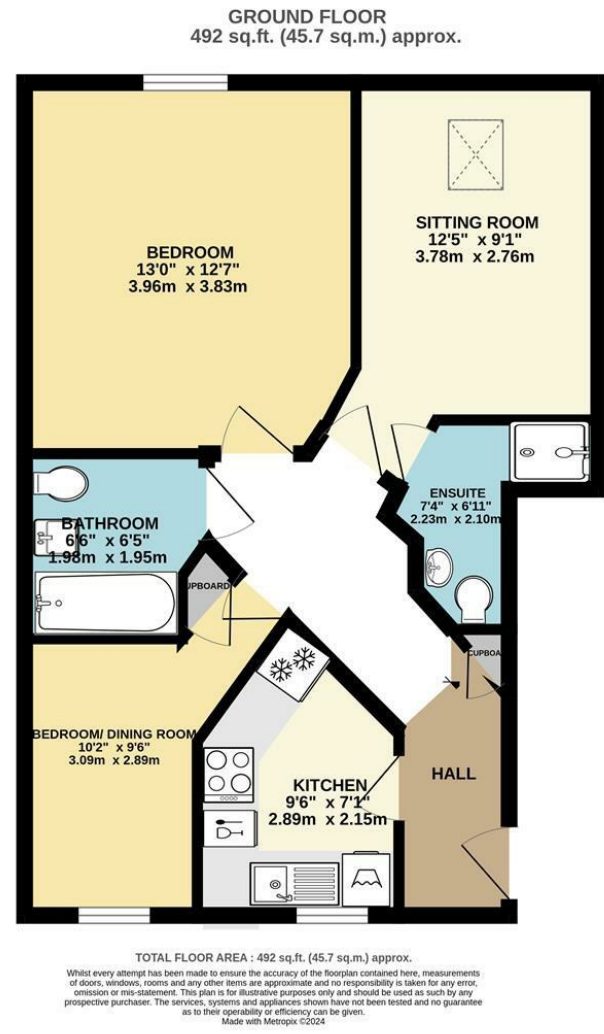




**11 LONG MEADOW VIEWS, HILL HAY CLOSE,  
FOWEY, PL23 1ES  
GUIDE PRICE £185,000**



**A FIRST FLOOR, TWO BEDROOM APARTMENT SITUATED IN LONG MEADOW VIEWS. WITH WIDESPREAD VIEWS OF THE COUNTRYSIDE. DESIGNATED PARKING SPACE AND CLOSE TO LOCAL SCHOOLS AND AMENITIES. SELLING CHAIN FREE.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
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## 11 Long Meadow Views, Hill Hay Close, Fowey, Cornwall, PL23 1ES

### 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

From a communal car park with designated parking spaces, this apartment is accessed through a communal hallway with stairs leading up to the first floor.



Entering the apartment via a communal landing, a hallway leads through into a spacious sitting room, currently used as a bedroom, with spectacular, far reaching views of the countryside. Further doors lead to a useful storage cupboard, well-equipped kitchen with built in appliances, bedroom with storage cupboard - currently used as a dining room, and bathroom comprising a bath with shower over, sink and WC. There is also a sizeable double bedroom, currently used as a sitting room, with velux window and en-suite shower room. Please see the floorplan for further explanation.

### EPC Rating - C

### Council Tax Band - B

### Leasehold

The apartment is leasehold, with the remainder of a 999 year lease, commenced 2005. Annual Service charge is £1,340 paid quarterly £335.00.

### Agents Note

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

### 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](mailto:info@maywhetter.co.uk)