



605 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 speciality or efficiency can be given.
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MAY WHETTER & GROSE

BASEMENT FLAT, 5 TRAFALGAR SQUARE,
FOWEY, PL23 1AZ
BY AUCTION £100,000



**** AUCTION - DATE 2ND DECEMBER 2025. TIME 14.00 - UNCONDITIONAL LIVE STREAM.****
ONE BEDROOM BASEMENT FLAT SITUATED IN THE HEART OF THE TOWN IN A TUCKED AWAY SETTING, WITH COURTYARD GARDEN. £100,000 - £110,000 PLUS FEES.



Basement Flat, 5 Trafalgar Square, Fowey, PL23 1AZ

THE PROPERTY

Basement Flat - A one bedroom basement flat located within the popular coastal town of Fowey. Formally an old store, this well presented flat is in a Grade II Listed building and features an enclosed courtyard garden and many original features.

TENURE

Leasehold. 999 year lease which commenced in 2014

AUCTIONEERS NOTE

There is water ingress by the glazed entrance window and repairs for this are covered under the terms of the lease. The store room has potential for further development subject to the necessary consents.

We have been advised that the property is held on the remaining terms of a 999 year lease which commenced in 2014.

Rent £100 pa.
Service Charge - £277.23 pa.
Plus 20% of buildings insurance - £185.92 - arranged by freeholder

ACCOMMODATION

Living Room: 3.37m x 2.80m
Kitchen/Diner: 3.46m x 2.80m
Bedroom: 3.37m x 3.19m
Bathroom: 3.21m x 2.65m
Three Storage Areas

FULL DETAILS

Photographs, Dimensions, Floor Plans and Area Measurements (when available) are included within our full details online on our website. All published information is to aid identification of the property and is not necessarily to scale.

www.maywhetter.co.uk



VIEWINGS

Please telephone Auction House South West on 03456 461361 to request a viewing

NOTICE TO BIDDER

Please be aware that if your bid is successful on auction day the exchange of contracts will happen immediately after the auction.

EPC RATING - C

SOLICITORS

Wolferstans Solicitors, Ref: Ebenezer Ola, Tel: DL 01752 292325 / 01752 292318

OFFERED IN ASSOCIATION WITH

AUCTION HOUSE SOUTH WEST

IMPORTANT NOTICE TO PROSPECTIVE BUYERS

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Additional Fees

Buyer's Premium - £480 inc VAT payable on exchange of contracts.

Administration Charge - £1200 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

(01726) 832299