



MAY WHETTER & GROSE

7 PENOLVA SEA ROAD, CARLYON BAY, PL25 3SG
PRICE GUIDE £595,000



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

A SUPERBLY SITUATED PENTHOUSE APARTMENT WITH FAR REACHING SEA AND COASTLINE VIEWS.
LOCATED ON ONE OF ST AUSTELL'S MOST SOUGHT AFTER PRIVATE ROADS, OFFERING OPEN PLAN
CONTEMPORARY LIVING BENEFITING FROM LARGE SOUTH FACING BALCONY/TERRACE. VIEWING IS HIGHLY
RECOMMENDED TO APPRECIATE THE MOST MAGNIFICENT POSITION OF THIS SECOND FLOOR APARTMENT.
ENERGY RATING B. COUNCIL TAX BAND F



Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, Edie's restaurant and a 4* hotel with two restaurants, and Chinese restaurants. Charlestown which is a popular Georgian harbour side village, is approximately one mile and can also be reached by the coastal footpath almost opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

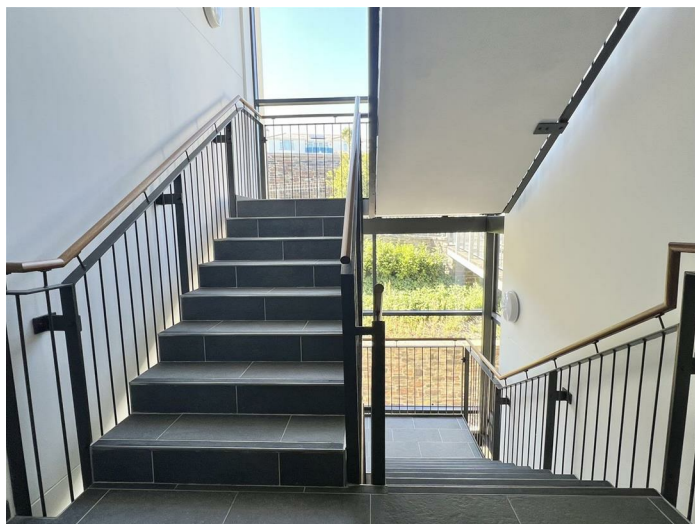
Directions:

From St Austell head out to Carlyon Bay, past Charlestown Primary School and the Cemetery. Taking the right onto Sea Road, follow the road along for approximately half a mile, the apartments will appear on the right hand side.

Apartment:



This second floor penthouse has a generous glazed balcony overlooking the landscaped communal gardens and enjoys elevated south facing sea and coastal views. The apartment is one of just eight similar properties that have been designed with ease of maintenance, a perfect "lock up and leave" coastal bolt-hole or main residence. The open plan living area benefits from glazed frontage with access direct onto the balcony with a stylish kitchen and integrated appliances along with two double bedrooms, both with views over St Austell Bay, principle with en-suite shower room and family bathroom.



From the communal entrance a staircase turns to the top floor with door leading into apartments entrance hall.

Entrance Hall:

Strip wood flooring through the living area and all bedrooms. Doors to all rooms. Door into large storage recess housing electric box. Part glazed panel door into main living area.

Living Area:



(incorporating kitchen)



Family Bathroom:



Bedroom:

Bedroom:



E-Suite Shower Room:



Outside:



Penolva is surrounded by landscaped gardens with the front garden opening directly onto the South West Coast path. To the rear is a carpark, each apartment

has a allocated parking space, along with visitor spaces available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Fixtures And Fittings:

Only those mentioned in this brochure are included om the sale. All others, such as carpets, curtains, light fittings. garden ornaments etc. are specifically excluded but maybe made available by separate negotiation.

Agency Notes:

All apartments will be sold with a 999 lease with a yearly service charge applicable £2,852. The ground rent is peppercorn.

Services:

Mains gas central heating and mains electric (underfloor heating). Ventilation system for all rooms.



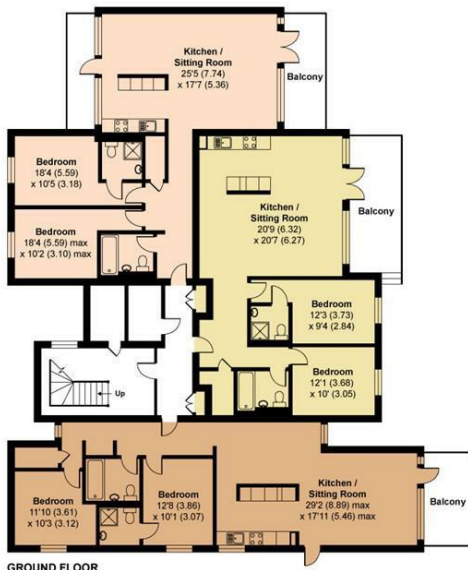
Penolva, Sea Road, Carlyon Bay, St. Austell, PL25 3SG

APPROX. GROSS INTERNAL FLOOR AREA 8864 SQ FT 823.4 SQ METRES



KEY:

- Flat 1 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
- Flat 2 - APPROX. GROSS INTERNAL FLOOR AREA 913 SQ FT 84.8 SQ METRES
- Flat 3 - APPROX. GROSS INTERNAL FLOOR AREA 982 SQ FT 91.2 SQ METRES
- Flat 4 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
- Flat 5 - APPROX. GROSS INTERNAL FLOOR AREA 922 SQ FT 85.6 SQ METRES
- Flat 6 - APPROX. GROSS INTERNAL FLOOR AREA 980 SQ FT 91 SQ METRES
- Flat 7 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
- Flat 8 - APPROX. GROSS INTERNAL FLOOR AREA 936 SQ FT 86.9 SQ METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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