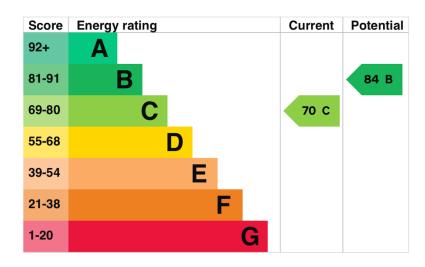


89 sq m (958 sq ft)

Floorplan for guidance only, not drawn to scale.



IMPORTANT NOTICE

Cornwall Estates (Padstow) Ltd give notice that; These particulars do not constitute any contract or offer and are for guidance only and are not necessarily comprehensive. The accuracy of the particulars is not guaranteed and should not be relied upon as representations of fact. Cornwall Estates (Padstow) Ltd, their clients nor any joint agents have authority to make any representations about the property and any information given is without responsibility on the part of the agents, sellers or lessor(s). Any intended purchaser should satisfy themselves by inspection or otherwise of the statements contained in these particulars. Any areas distances or measurement are approximate. Assumptions should not be made that the property has all the necessary planning permissions and building regulations. We have not tested any services, equipment or facilities. Viewing by appointment only. Purchasers should check the availability for viewing before embarking on any journey to view or incurring travelling expenses. Some photographs may be taken with a wide-angle lens.

The Foxcove is a stylish ground floor apartment located within an exclusive gated development opposite the beach at Treyarnon Bay. Enjoying views to the sea and a courtyard garden, all within steps from the sand.

The accommodation includes a spacious open plan living area with patio doors to the courtyard where you can look out to sea and enjoy a spectacular sunset. There are two double bedrooms to the rear of the apartment, the master enjoying an en-suite shower room, plus a modern family bathroom.

Situated within an attractive development of 22 properties, with secure gated entry and landscaped grounds, this is an ideal investment opportunity with an excellent holiday letting record and onward bookings to benefit from. With allocated parking for one car in the grounds, plus visitor spaces available.







ACCOMMODATION

ENTRANCE

Hallway, doors to bathroom, bedrooms and living room.

OPEN PLAN LIVING

Two double glazed patio doors to the front elevation, recessed spotlights, tiled flooring, two radiators. A range of base and wall units incorporating $1 \frac{1}{2}$ bowl stainless steel sink unit, built in dishwasher, washer/dryer, fridge/freezer, electric oven and microwave oven, gas hob with extractor over, cupboard housing gas boiler.

BATHROOM

Tiled bath with shower over, fitted wash hand basin, low level WC, heated towel rail, tiled walls and floor, extractor.

BEDROOM 1

Double glazed window to the rear elevation, recessed spotlights, radiator, built in cupboard, door to;

EN-SUITE

Shower enclosure, pedestal wash hand basin, heated towel rail, tiled walls and floor, extractor, recessed spotlights.

BEDROOM TWO

Double glazed window to the rear elevation, built in cupboard, radiator, recessed spotlights.

OUTSIDE

Courtyard area accessible from the living area, enclosed with a gate providing easy access to the beach. Parking allocated for one vehicle.

SERVICES

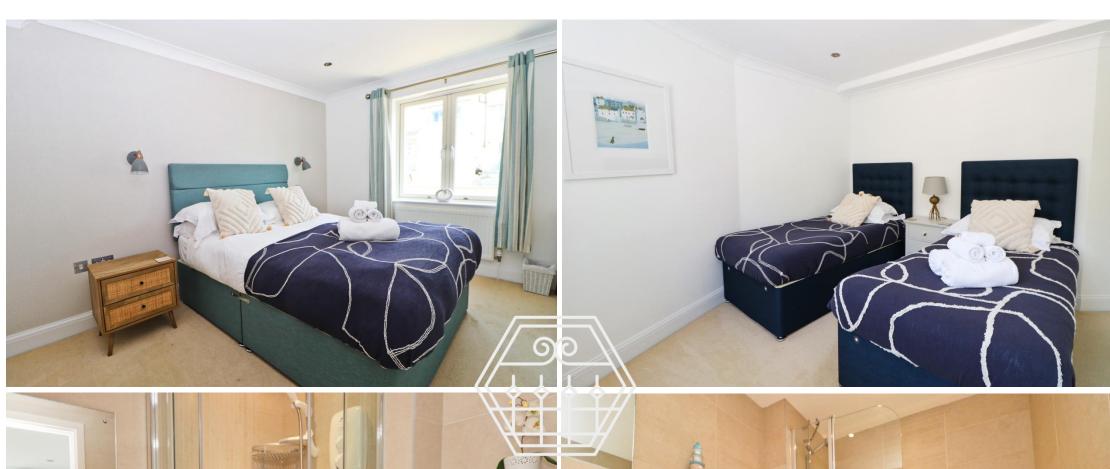
Mains electricity, water. Private gas & sewerage. LPG gas central heating. Fibre wi-fi to the cabinet. Limited mobile coverage. Council tax band deleted. Standard cavity wall construction, fully double glazed.

LEASEHOLD

999years from 01 January 2006. Annual management charge payable approx. £2,000 pa. Holiday use only, 12 month use but cannot be a primary residence.













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