

# CORNWALL ESTATES

PADSTOW





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**THE FOXCOVE, 3 OCEAN BLUE,  
TREYARNON BAY, PL28 8JN**

**£795,000**

- BEACHSIDE APARTMENT
- GROUND FLOOR
- SEA VIEWS
- TWO BEDROOMS
- TWO BATHROOMS
- COURTYARD GARDEN
- GATED ENTRY
- ALLOCATED PARKING





OVERALL FLOOR AREA APPROXIMATELY  
89 sq m (958 sq ft)

Floorplan for guidance only, not drawn to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 ½ 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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