



CORNWALL ESTATES
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8 Samphire, Sarahs Lane,
Padstow, PL28 8FP

£695,000

- First Floor Apartment
- Stunning Estuary Views
- Gated Development
- Established Holiday Let
- Two Bedrooms
- Allocated Parking
- Balcony





Overall Floor Area 84 sq.m APPROX
Floorplan for identification purposes only, not measured to scale.

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Score	Energy rating	Current	Potential
92+	A	85 B	86 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The Samphire Apartments, built in 2012, have become an iconic fixture of Padstow's waterside architecture due to the modern elegance conveyed in the construction and the superb estuary views afforded from each apartment. Number 8 sits on the first floor, and benefits greatly from this elevation, which gives a bird's eye view over the waters of the Camel Estuary.

Your apartment tour begins in the spacious and inviting hallway, where warm wood flooring and spacious storage areas create a perfect entry way. Double doors usher you through into the living areas, where your gaze is instantly drawn to the water. Few properties in Padstow command such incredible views, so this showstopping vista becomes the backdrop to life at No 8. The sweep of the estuary follows the curve of the land towards the ocean, flanked by Rock and Daymar Bay on the opposite side of the water, and the Iron Bridge and Padstow Harbour to this. This special view becomes the focal point for these lovely rooms, and is shown off to perfection by large, bi-fold doors which open out onto a stunning balcony. Dappled coastal light fills these spaces, which are styled with a fresh sensibility. A contemporary kitchen sits to the rear of this room and has been thoughtfully designed with understated yet high-end cabinetry and appliances. Reflecting the quality of the build, zoned underfloor heating runs throughout the apartment, and fabulous touches such as wooden flooring and recessed LED lighting combine to create an overall feel of contemporary chic.



To the rear of the apartment are the two bedrooms, both spacious doubles. The master enjoys a Juliette balcony with views to the rear of the property and a superb ensuite shower room with floor to ceiling tiles and a contemporary suite. The second bedroom shares the family bathroom, which features sleek styling, a full bath and an enclosed shower.

Samphire is a gated development, with a private and exclusive feel. No 8 has designated owner parking and a secure storage area, all within the complex, and the apartment features a secure audio and visual entry system, giving peace of mind for owners and visitors alike.

Currently used as a successful holiday let, 8 Samphire is a popular choice for both residential and investment purchasers.

LEASEHOLD with Share of Freehold

Management company Samphire Padstow Management Ltd. Service charge £2500 pa approx. Share of freehold (one sixteenth). 199 year lease starting 2012.

ENTRANCE

Communal entrance door to the hall with stairs to first floor. Individual front door to;

HALL

Built in cupboard housing electricity consumer unit, underfloor heating, doors to;

OPEN PLAN LIVING/DINING ROOM & KITCHEN

Double glazed window to the front with stunning estuary views. Bi-folding doors to the front balcony. Recessed LED ceiling spotlights, under floor heating.

KITCHEN

A contemporary range of base & wall units incorporating an integral dishwasher, AEG induction hob and stainless-steel extractor over, built-in washing machine and dishwasher. Built in refuse system, oven and microwave, fridge and freezer, inset sink with mixer tap. Tiled, underfloor flooring, breakfast bar.

BEDROOM ONE

French doors to Juliette balcony, recessed LED ceiling spotlights, two wall lights, door to;

EN-SUITE

Tiled walls and flooring, wall hung WC, fitted wash hand basin, shaver point & light, heated towel rail, shower enclosure.

BEDROOM TWO

Double glazed window to the rear, recessed LED ceiling spotlights, two wall lights.

BATHROOM

Fitted wash hand basin, tiled walls and flooring, panelled bath, shower enclosure, wall hung WC, heated towel rail.

PARKING

Allocated parking for one vehicle at the front of the apartment. Visitor parking. Coded entry gate.

STORAGE

Individual lockable storage unit on the ground floor of the building.

MATERIAL INFORMATION

Superfast broadband available, full mobile coverage. Mains gas underfloor heating, double glazing throughout. Council tax band F. Mains water, drainage and electricity. Timber frame construction. EPC – B.











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