

# CORNWALL ESTATES

PADSTOW





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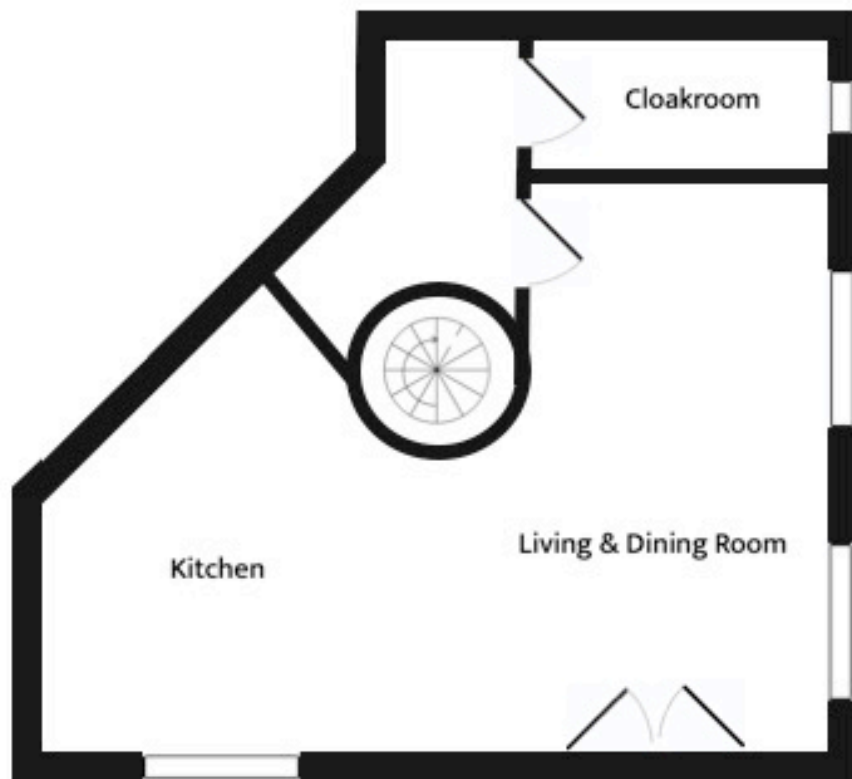
17, Ocean Blue, Treyarnon  
Bay, PL28 8JN

£495,000

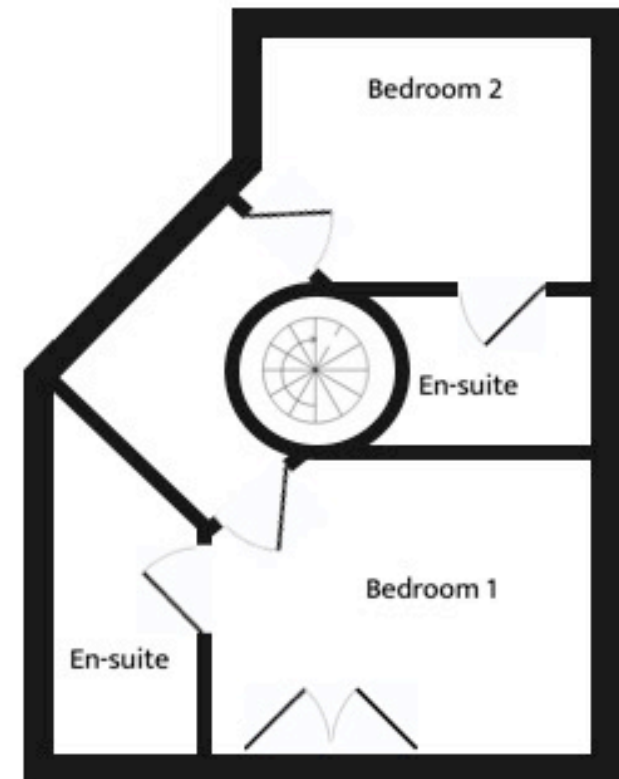
- BEACHSIDE HOLIDAY HOME
- DUPLEX APARTMENT
- TWO BEDROOMS
- TWO EN-SUITE
- OPEN PLAN LIVING
- ALLOCATED PARKING
- GATED ENTRY
- EXCLUSIVE DEVELOPMENT







FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

#### IMPORTANT NOTICE

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Situated just 50 metres from the waters-edge in the highly sought after coastal location of Treyarnon Bay, The Doyden is a first floor duplex apartment in an exclusive development of just 22 properties.

Set within secure gated entry and landscaped grounds, this is an ideal investment opportunity with an excellent holiday letting record. Presented in an immaculate fashion throughout with high specification interior finish to include ceramic tiled flooring, brushed chrome ironmongery, white sanitary ware, powder coated aluminium windows and doors, integrated security, satellite and entertainment systems. The Doyden has a spacious open plan living area with views over the courtyard and countryside at the rear. To the second floor there are two double en-suite bedrooms. The accommodation is light and airy and immaculately presented.



## ACCOMMODATION

### ENTRANCE

Hallway, spiral staircase, doors to;

### CLOAKROOM

With low level WC, fitted wash hand basin, attractive tiling, window.

### LIVING/DINING ROOM AND KITCHEN

Juliette balcony with glazed double doors, window, seating and dining areas. Fitted kitchen with a range of integrated appliances and range cooker. Tiled flooring.

### FIRST FLOOR

### MASTER BEDROOM

Juliette balcony and glazed double doors, velux window.

### EN-SUITE

Bath with shower attachment, fitted wash hand basin, heated towel rail, low level WC. Tiled

### BEDROOM TWO

Velux window.

### EN-SUITE

Shower enclosure, fitted wash hand basin, low level WC, heated towel rail. Tiled.

### SERVICES

Mains electricity, water. Private gas & sewerage.

### LEASEHOLD

999years from 01 January 2006. Annual management charge payable.  
Holiday use only





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