

camel

H O M E S



12 Windmill House Windmill, Fowey, PL23 1HA
Guide Price £105,000

A beautifully presented, top floor apartment sets set in a quiet part of Fowey and is available for over 55yrs.

The Property

A rare opportunity has arisen to acquire a one-bedroom apartment in this over-55s apartment complex.

Discounted under a Section 106 agreement, this top-floor apartment is beautifully light and spacious and would make a great home for anyone over 55 years old, looking to enjoy the coastal living that the town of Fowey offers.

Full accommodation is set off the welcoming entrance hall and comprises a large living room with an archway through to the well-fitted kitchen. A double bedroom with built-in wardrobes and a larger-than-expected Jack 'n Jill Wet-Room. The living room and bedroom both offer plenty of light with large windows to the front and sides that offer picturesque views of Fowey.

The Windmill House complex offers a great community due to the communal lounge/kitchen/entertainment room that can be found on the ground floor, which can also be hired out for personal events. There is also a communal bin store, scooter garage with charging points, a patioed courtyard, and an elevated sun terrace with far-reaching views.

Communal Halls

Stairs and lifts to 1st and 2nd floors. Access to communal lounge. Scooter store. Bin stores.

Entrance Hallway 7'1" x 4'11" (2.16m x 1.50m)

Living room 16'2" x 11'5" (4.93m x 3.48m)

Kitchen 9'7" x 7'6" (2.92m x 2.29m)

Double Bedroom 14'7" x 9'10" (plus built-in wardrobes) (4.47m x 3.00m (plus built-in wardrobes))

Jack and Jill Wetroom 8'11" x 6'3" (2.72m x 1.93m)

Communal Rooms/Areas

Windmill House offers a great array of communal areas to include a lounge with kitchen area and doors out to the patio, first

floor sun terrace, scooter room (with charging points), bin store and more.

There are lifts taking you to each floor and although the hallway outside the apartment is communal, each apartment uses the bay windows for individual sitting/reading area.

Parking

The apartment has an allocated parking space and there are guest spaces available.

Direction

Sat Nav: PL23 1HA

what3words: ///expressed.resting.mend

For more help with directions, please don't hesitate to contact Camel Coastal & Country

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

[Section 106 Agreement & Lease Details](#)

This property is available to over 55 year olds and on a Section 106 Agreement.

The Section 106 agreement means the apartment is discounted by 25% of it's full market value and this will remain in place for any resale.

The Section 106 has now been opened up to any over 55's but a local restriction would come back in place for a period of time on resale.

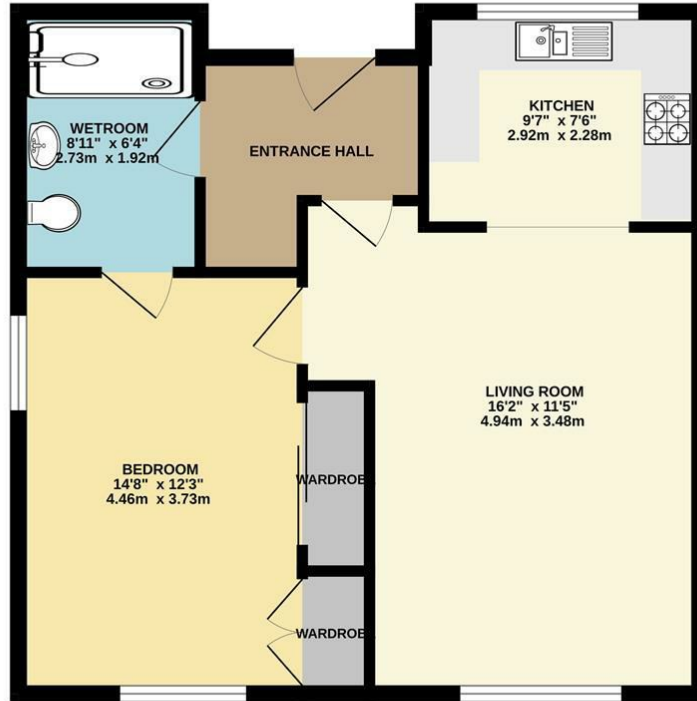
For more information on the S106, please call Camel Coastal & Country.

Length of Term: 91 years remaining from the original 99 years. (commencing on 09/10/2015)

Service Charge: £165.24 per month

Floor Plan

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

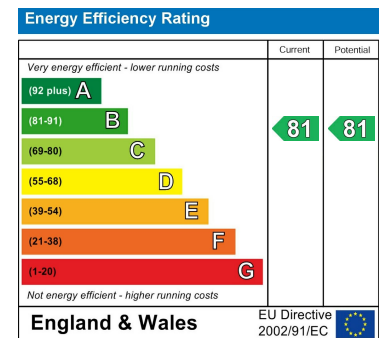


TOTAL FLOOR AREA: 547 sq.ft. (50.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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