

SCOTT
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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

5 ROCK TOWERS, MARINE DRIVE, LOOE, CORNWALL, PL13 2DQ

PRICE GUIDE £360,000





A fabulous waterside apartment with awe inspiring views over Looe Bay directly overlooking the harbour entrance and taking in the iconic landmarks of the Banjo Pier and Rame Head. About 1078 sq ft, 24' Sitting/Dining Room, 15' Kitchen/Breakfast Room, 3 Double Bedrooms (1 Ensuite), Family Bathroom, Allocated Parking. Cash Buyers Only.

ON THE WATERFRONT, TOWN CENTRE 0.5 MILE,
FOWEY 10 MILES, PLYMOUTH 21 MILES



LOCATION

Rock Towers Apartments lie in a prized residential, near beachside setting from which one can enjoy the distracting 180 degree panorama with tidal seafaring traffic including trawlers, day boats and leisure craft constantly in view.

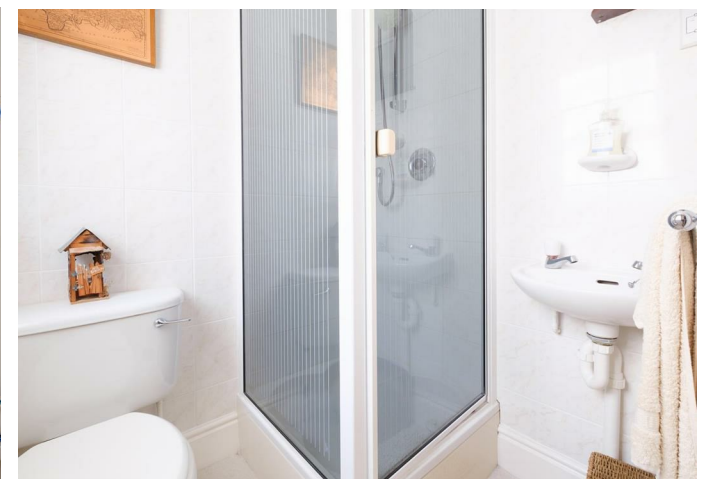
Parts of the neighbouring coastline are in the ownership of the National Trust. With almost direct access to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle with Talland Bay only three miles walk to the west. The quiet Hannafore Beach provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside lie within walking distance.

The historic town of Looe has a working fishing harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line station linking with the main line at Liskeard (Plymouth to London 3 hours).

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The ferryport provides regular crossings to France and Northern Spain.

The Tamar Valley AONB, the surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive. The Rame Peninsula (visible across the Bay) is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path. The Mount Edgcombe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall







DESCRIPTION

5 Rock Towers Apartments comprises a spacious apartment on the market for the first time in our clients 22 year ownership, suited to full time owner occupation, private second home or indeed for holiday letting. The property benefits from full double glazing and mains gas central heating. Please note that we understand that a section of the apartment block is constructed of Mundic Block and therefore unlikely to be mortgageable. The living accommodation enjoys fabulous views across Looe Bay, the harbour entrance and tidal estuary and out across Whitsand Bay.

The accommodation extends to about 1078 sq ft and briefly comprises - Entrance Lobby into Long Reception Hall - 24' Sitting/Dining Room with 2 windows and French doors having a Juliet Balcony and strategically positioned to take advantage of the views - 15' Kitchen/Breakfast Room - 3 Double Bedrooms one with Ensuite Shower/WC - Family Bathroom.

Leasehold with a one twelfth share of Freehold - for a term of 999 years from 01 January 1992. Ground rent: £150 per annum until 31.12.2042 rising to £300 per annum from 01.01. 2043 until 31.12.2067, £600 per annum thereafter. Service Charge: The owner informs us that this is £206 per month for this year.

OUTSIDE

The apartment benefits from an allocated private parking space, there is also limited visitors parking. Some communal courtyard outside space. Secure communal entrance with intercom, staircase and lift.

EPC RATING - B, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity, drainage and gas.

Mobile Coverage - indoor - Likely, outdoor - Likely.

Broadband - Ultrafast available.

DIRECTIONS

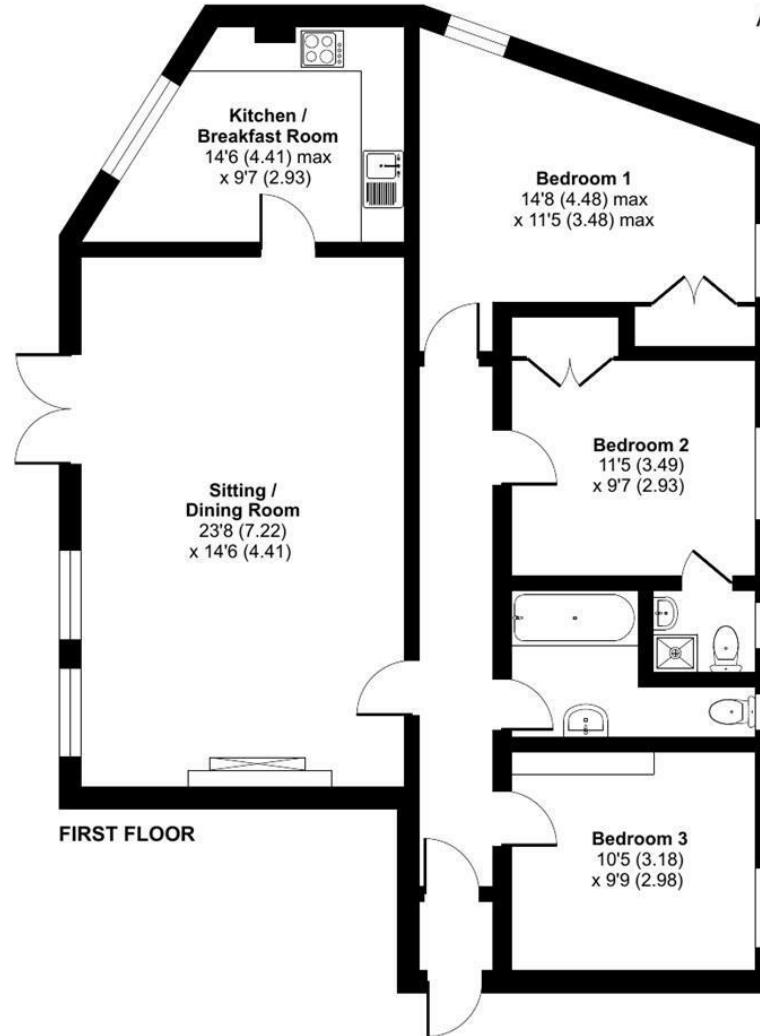
Using Sat Nav - Postcode PL13 2DQ - the allocated parking will be found on the left hand side.



Rock Towers Apartments, Marine Drive, Looe, PL13

Approximate Area = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Scott Parry Associates. REF: 1189156

These particulars should not be relied upon.