

FLAT 10, HARBOURSIDE HANNAFORE ROAD, LOOE, PL13 2DD

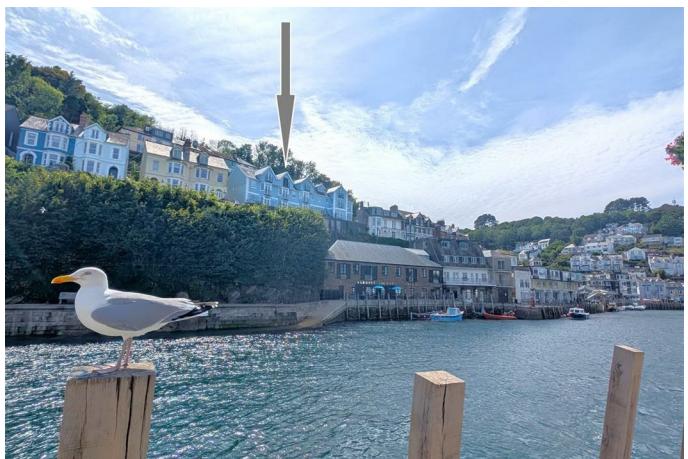
PRICE GUIDE £190,000





A fabulous waterside apartment with lift access and awe inspiring views directly overlooking the harbour entrance and taking in the iconic landmarks of the Banjo Pier and Rame Head. About 457 sq ft, Open Plan Living Room/Kitchen, 2 Double Bedrooms, Bath/Shower Room, Lift Access, Full Double Glazing, Mains Gas Central Heating, Suit Owner Occupation or Holiday Let, Available Fully Furnished and Equipped.

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



## LOCATION

Harbourside 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.

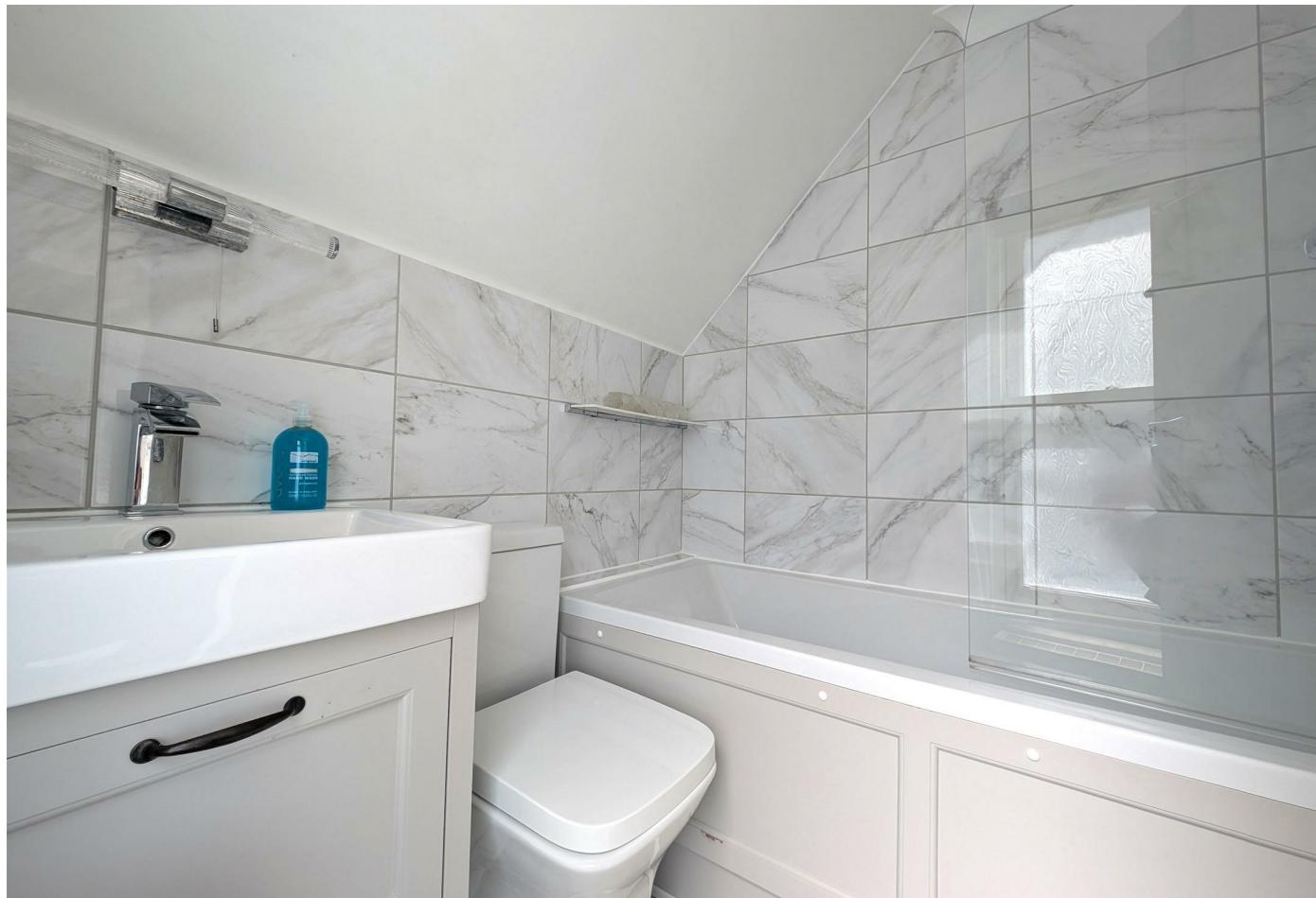
Parts of the neighbouring coastline are in the ownership of the National Trust. With almost direct access to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle with Talland Bay only three miles walk to the west. The quiet Hannafore Beach provides 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 Edgcumbe 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

Flat 10 Harbourside comprises a top floor apartment in this fabulous block of just 12 units in a prized residential location directly overlooking the bustling harbour and beach. The apartment has convenient lift access and is well suited to use as a primary home or indeed as a second home/holiday let and benefits from full double glazing and mains gas central heating. Our clients have been using the property as a successful holiday let and are willing to consider selling the property fully furnished and equipped to enable its ongoing use (excluding any personal items).

The accommodation extends to about 457 sq ft and briefly comprises - Lobby and Reception Hall - 19' Open Plan Living Room/Kitchen with French doors and Juliet Balcony - 2 Double Bedrooms - Family Bathroom with shower over bath.

#### OUTSIDE

The property has a Juliet balcony to the front and there is a further small balcony at the entrance. Bin Store.

EPC RATING - C, COUNCIL TAX BAND - A\*

SERVICES - Mains water, electricity, drainage and gas. Broadband - Ultrafast available. Mobile Coverage - Indoor - Likely, Outdoor - Likely.

\*NOTE - the property is currently business rated (exempt).

#### TENURE

Leasehold 999 years from December 2005. No restrictions in the lease. Ground rent £150 per annum. Service Charge & Insurance £1600 pa. Pets are allowed.

#### DIRECTIONS

Using Sat Nav - Postcode PL13 2DD - there is no parking so viewers are advise to park on West Looe Harbour and finish the journey on foot.

## Flat 10, Harbourside, Looe

Approximate Gross Internal Area = 42.5 sq m / 457 sq ft

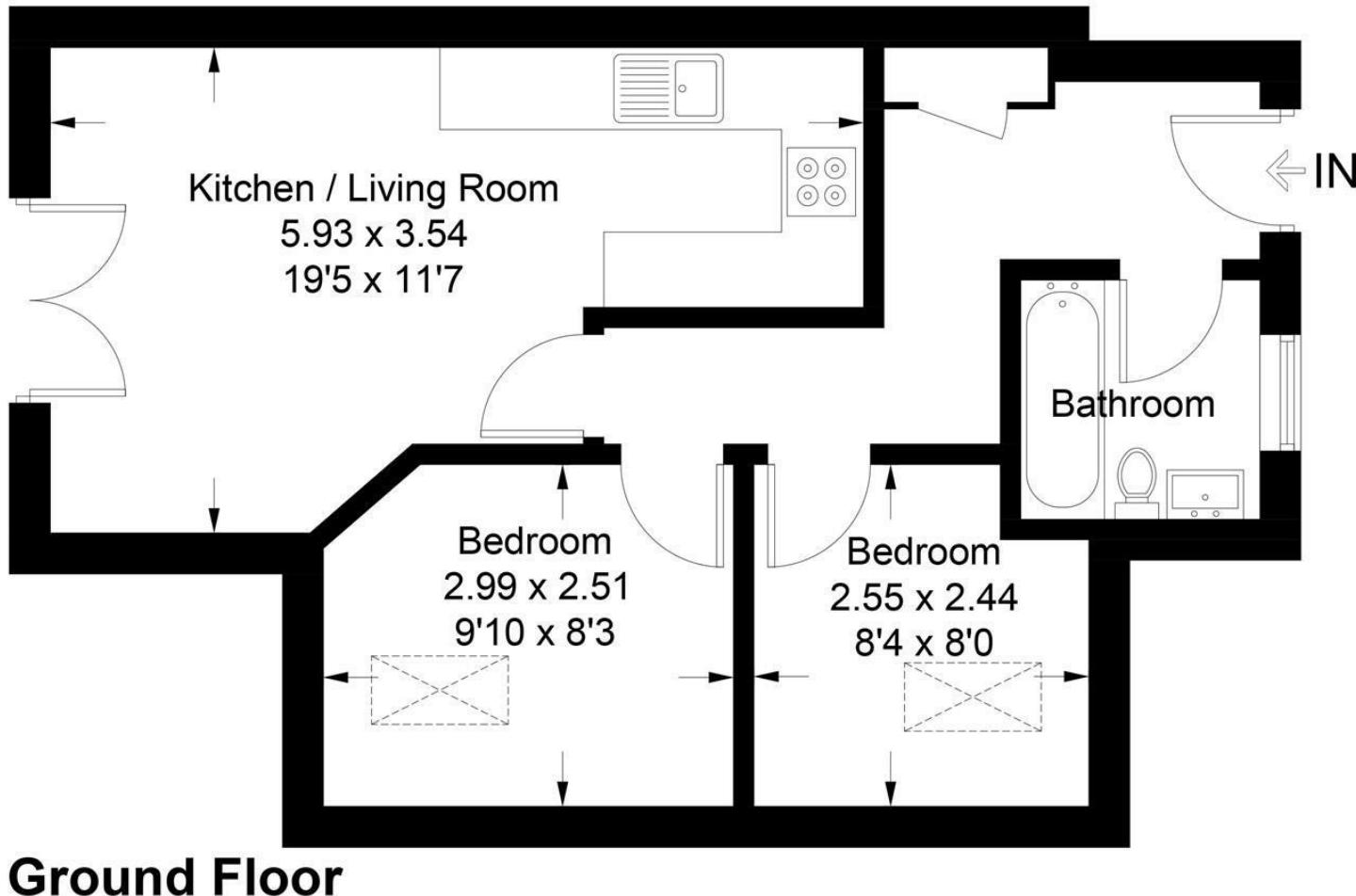


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These particulars should not be relied upon.