



Carew Wharf, Marine Drive, Torpoint, Cornwall PL11 2FH

£300,000 LEASEHOLD



## Carew Wharf

Marine Drive, Torpoint, PL11 2FH

Unique Grade II Listed first floor apartment with panoramic water views, three double bedrooms, lounge/dining room with partial separate kitchen & secure parking. Located on the water edge in a gate community. Viewing highly advised.

Council Tax band: D

Tenure: Share of Freehold

- Unique Grade II Listed First Floor Apartment
- Three Double Bedrooms
- Large Lounge/Dining Room
- Partial Separate Kitchen
- Main En-Suite
- Complementary Bathroom
- Exceptional Water Views
- Ample Storage Space Throughout
- Secure Communal Garage Parking
- Residents Berth & Gardens



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You enter the property into a small hallway via a communal entrance. This communal entrance is shared with the ground floor apartment. The hallway has space for a wardrobe and stairs leading up to the first floor living space.

The main landing space leads through to the lounge/dining room, all three bedrooms, complementary bathroom and a large storage cupboard. There is access into the loft via a hatch, which could be further developed if required (STPP).

The lounge/dining room is an excellent size, with stunning views over the River Tamar, with French doors leading into a separate kitchen. The lounge/dining room has space for an array of large furniture, with the added benefit of being able to close off the kitchen if required.

The kitchen has been upgraded, with a range of wall and base mounted units, complete with a work surface over with space for an array of appliances. The kitchen has gloss units and tiled splash backs and houses the boiler.



# Flat 7

Carew Wharf Marine Drive, Torpoint

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The lounge/dining room is an excellent size, with stunning views over the River Tamar, with French doors leading into a separate kitchen. The lounge/dining room has space for an array of large furniture, with the added benefit of being able to close off the kitchen if required.

The kitchen has been upgraded, with a range of wall and base mounted units, complete with a work surface over with space for an array of appliances. The kitchen has gloss units and tiled splash backs and houses the boiler.

The main bedroom has views over the residents gardens and out over the River Tamar. The room is an excellent size, with access into the en-suite shower room. The en-suite has been recently installed, with a large walk in shower, low level w/c, heated towel rail and large vanity sink with storage cupboard under. The en-suite is fully tiled, with an extraction fan to finish.

Both bedrooms two and three are a very good double size, with views over the river and residents



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Both bedrooms two and three are a very good double size, with views over the river and residents gardens. Bedroom two has a range of fitted wardrobes and views over the River Tamar. Bedroom three is has a large walk in cupboard providing excellent storage and views over the gardens.

The family bathroom has been recently installed, with a panelled bath with a shower overhead, a low level w/c, large vanity sink with storage space under and a heated towel rail. The bathroom is fully tiled with an extraction fan to finish.





## Outside

Externally, the property has an allocated parking space in the residents garage. There is access to a residents carpark, on a first come, first serve basis. There are communal residents gardens, which are mainly hard paved with a sitting area.

The development has access to a communal berth where residents can moor their boat when required on a temporary basis. There are additional moorings available at the Torpoint Yacht Harbour at an additional cost if required, which is located moments away from the development.

## Tenure & Services

Tenure - Share of Freehold - 1/11 Share

Lease Length - 164 years

Service Charge - £1300 Per Annum

Ground Rent - Peppercorn (Share of Freehold)

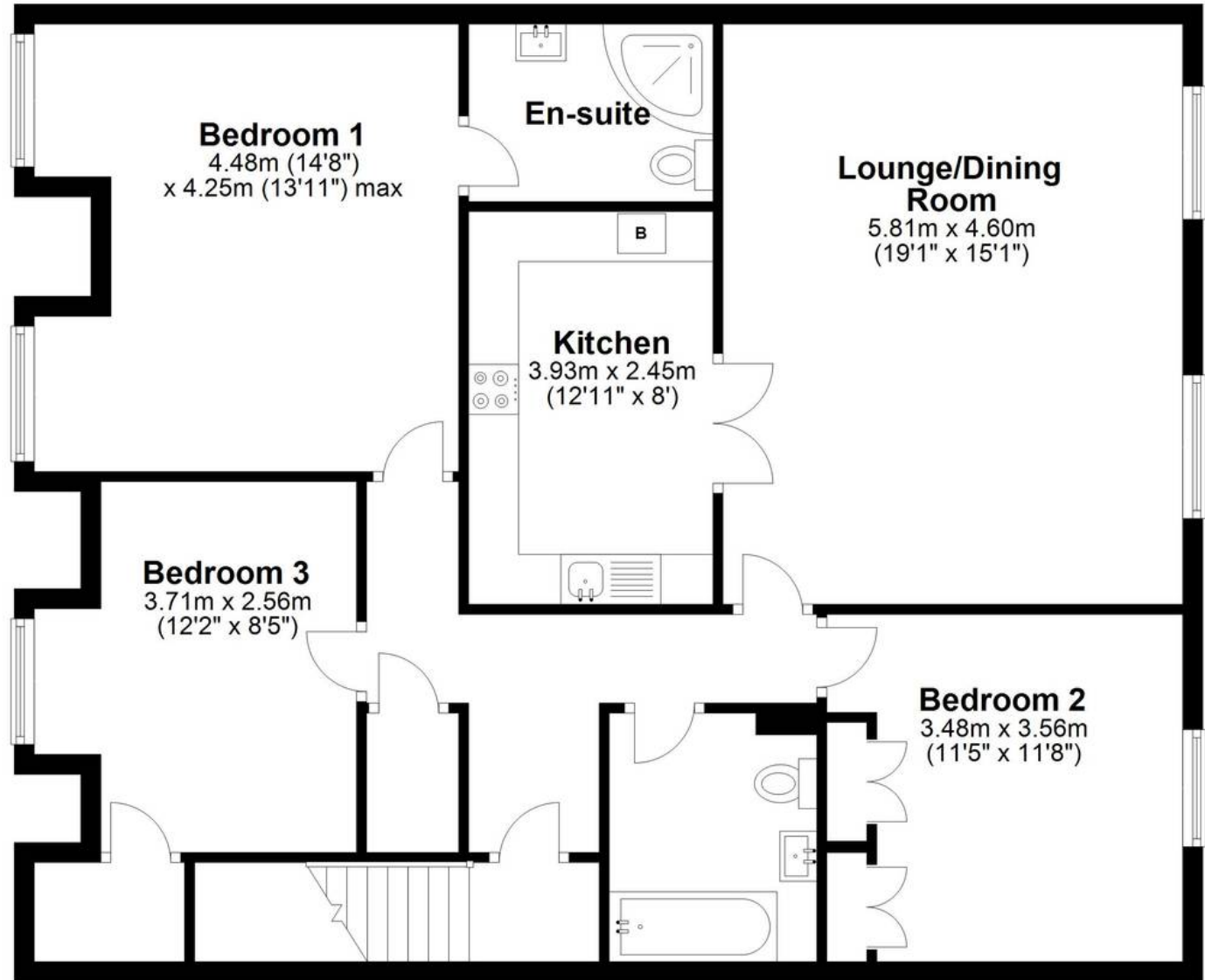
EPC - Exempt Grade II Listed

Council Tax Band - D



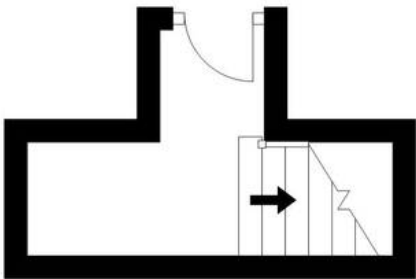
## First Floor

Approx. 105.3 sq. metres (1133.4 sq. feet)



## Ground Floor

Approx. 4.1 sq. metres (43.9 sq. feet)



Total area: approx. 109.4 sq. metres (1177.3 sq. feet)  
**Carew Wharf, Marine Drive, Torpoint, Cornwall**



## Atwell Martin

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