



General View Of The Building

Polgwidden Apartment, Morwenna, The Lizard, TR12 7PQ

£285,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

Polgwidden Apartment, Morwenna

- BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT
- OPEN PLAN LIVING AREA BEAUTIFULLY APPOINTED KITCHEN
- TWO BEDROOMS WITH EN-SUITE
- GENEROUS PARKING
- COMMUNAL GARDENS
- LEASEHOLD
- COUNCIL TAX B
- EPC - C77

An opportunity to purchase a beautifully presented ground floor apartment that has been renovated to a high standard of specification and finish. The apartment forms part of this striking and substantial property located in the highly regarded Church Cove area of The Lizard.

Our owner has undertaken extensive works at the property to create this beautiful apartment with many period features, whilst retaining the refinements of modern living.

The accommodation in brief provides a grand entrance hallway which serves all of the apartments in the building. The apartment has an open plan living area, beautifully appointed kitchen, two bedrooms, both of which are en-suite, and a utility room. To the outside there is generous parking and the use of the communal gardens.

The Lizard village is mainland Britain's most southerly village, a special place jutting out into the sea where the Atlantic Ocean and the English Channel meet. It has been designated as an area of outstanding natural beauty. The village being a short stroll away from the property provides a range of amenities including post office, food stores, doctors' surgery, butcher and a number of well regarded public houses and restaurants. There is a well regarded primary school and a comprehensive school can be found in the village of Mullion which is approximately four miles distant.

The market town of Helston is approximately eleven miles away with more extensive amenities including national stores and a leisure centre with indoor pool.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

A DOOR TO THE COMMUNAL ENTRANCE PORCH

COMMUNAL ENTRANCE PORCH

With a door to the plant room and a further door to the communal entrance hallway.

COMMUNAL ENTRANCE HALLWAY

A lovely space with parquet flooring and doors to the apartment.

APARTMENT

ENTRANCE HALLWAY

With wood effect laminate flooring, two attractive wall lights and a door to the open plan living area.

OPEN PLAN LIVING AREA 19'8" x 16'0" (plus bay window) (6 x 4.88 (plus bay window))

A lovely airy space with period parquet flooring, impressive bay window, French doors, with glazed side panels, lead to the communal outside area.

KITCHEN AREA

Being beautifully appointed with a grey high gloss kitchen comprising wood effect worktops, which incorporate a Bosch touch control ceramic hob and a one and a half bowl sink drainer unit with swan neck mixer tap. With attractive tiled splash backs and a mixture of base and drawer units under and wall units under. Further built-in appliances include a Bosch stainless steel fan oven, with matching microwave over, Bosch dishwasher and a built-in fridge/freezer. The kitchen area is lit by a number of downlighters with feature plinth lighting.

UTILITY ROOM 6'6" x 5'10" (2.0 x 1.8)

Space is provided for a washing machine and a tumble drier, with a worktop over. There is a high pressure tank for the heating system and tiling to the floor.

BEDROOM ONE 14'7" x 10'4" (4.47 x 3.15)

With a built-in wardrobe and a window to the side aspect and a door to the en-suite bathroom. This is well appointed with a panelled bath, with shower over, easy clean splash backs, concealed cistern dual flush w.c., wash hand basin set into a vanity unit, chrome towel rail and the room is lit by a number of spotlights. There is further mood lighting installed in both the bath panel and shelf area, with uplighters.

BEDROOM TWO L-SHAPED 11'5" x 8'3" plus alcove dressing area (3.5 x 2.518 plus alcove dressing area)

With a glazed door, fitted wardrobe and window to the side aspect, feature downlighting and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

A tiled and glazed walk-in shower cubicle with an extractor over, wash hand basin, close coupled w.c., tiling to the walls, attractive tiling to the floor. The room is lit by a number of downlighters and there is an obscure window to the side aspect.

OUTSIDE

To the front of the property there will be two allocated car parking spaces in the parking area. There is use of some enclosed outside space as well as use of a veranda off the open plan living area, an ideal place to enjoy an al fresco coffee.

HEATING

We are advised there is a pellet burning stove which is metered to all the apartments.

AGENTS NOTE

We are advised a new 999 year lease will be created.

SERVICES

Mains water, electricity and drainage.

DIRECTIONS

From Helston take the main A3083 to The Lizard. Upon entering the village fork left and follow the signs for the Housel Bay Hotel and Church Cove proceed along this road passing Croft Parc on your right hand side, the road then bears to the right, proceed for approximately 150 yards and take the first turning left signposted Church Cove. Proceed down this road and at the give way sign turn left and Morwenna will be found on the left hand side.





VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the detail.

COUNCIL TAX

Council Tax Band B

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

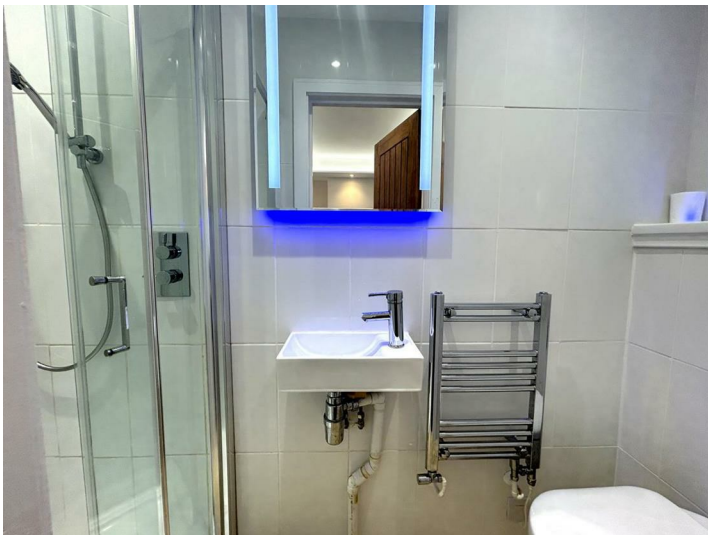
We are required by law to ask all purchasers for verified ID prior to instructing a sale

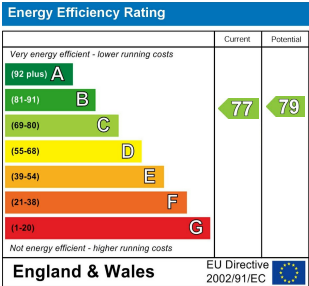
PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

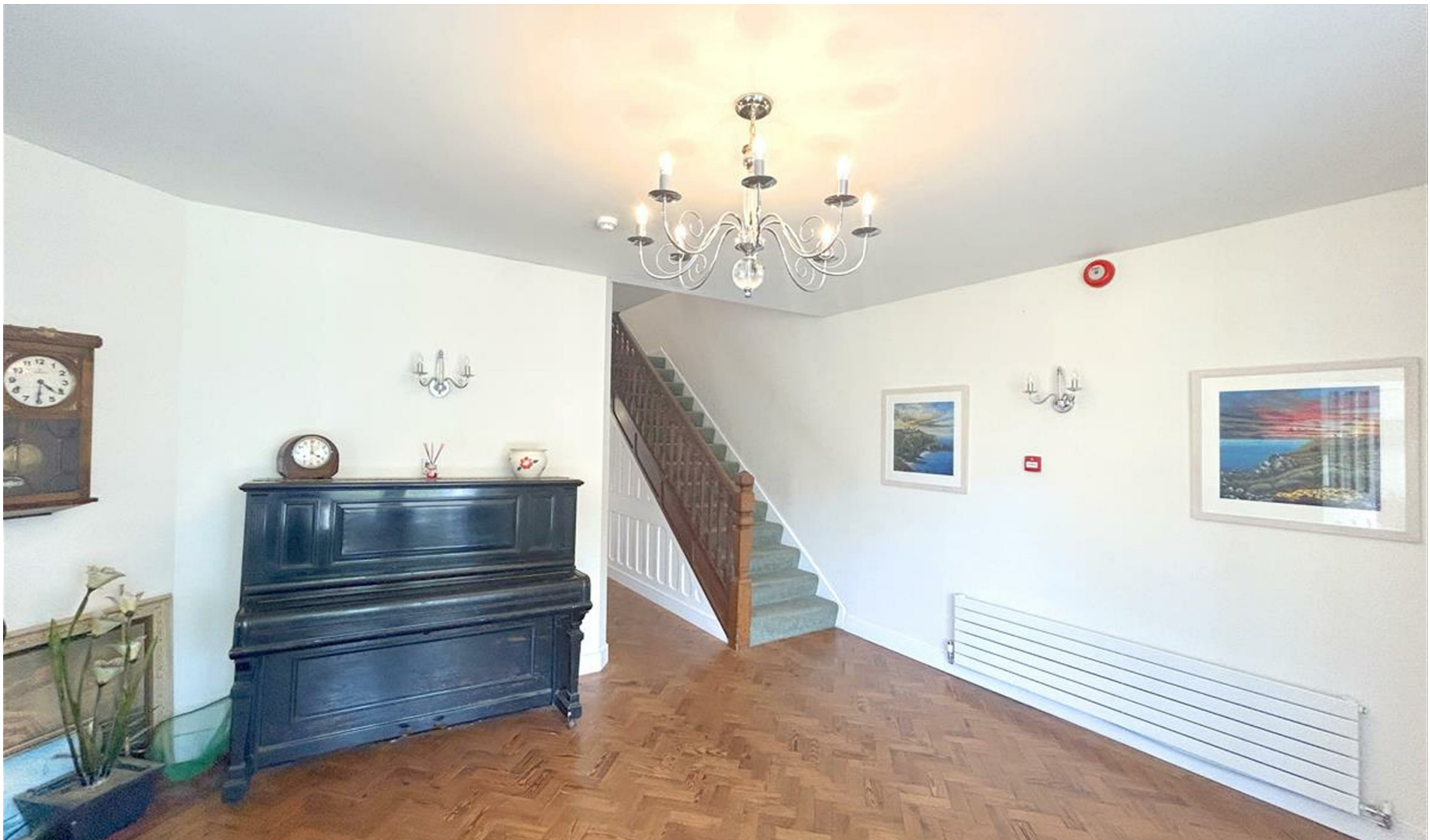
DATE DETAILS PREPARED.

29th May 2025





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