

# APARTMENT 201

## ST MORITZ - TREBETHERICK



JB ESTATES

EST. 1971



## Apartment 201, St Moritz Hotel

Trebetherick, PL27 6SD

Located at the highly sought-after St Moritz Hotel, this luxurious second-floor apartment occupies a prime position with stunning sea views of the Greenaway, mouth of the Camel Estuary, and the Atlantic Ocean beyond. Apartment 201 is a spacious, three-bedroom apartment benefitting from open-plan living, sun-soaked terraces and an abundance of natural light throughout.

- Three en-suite double bedrooms.
- Generous open plan kitchen, dining and living room with direct access onto a private, wrap-around sea-facing terrace.
- Elevated position on the second floor with lift access directly into the apartment.
- Apartment owners have access to all the hotel leisure facilities including the Cowshed Spa and newly renovated £2m+ spa & pool.
- Within minutes of the Southwest Coast Path, Daymer, Polzeath and the Camel Estuary.
- All in approximately 1,453 sq ft sq. ft. (134.9 sq. m.) excluding balconies

Daymer Bay and Polzeath 0.5 miles, Rock 2 miles, Wadebridge 7 miles, Port Isaac 5 miles, Bodmin Parkway 16 miles, Newquay Airport 18 miles, Truro 31 miles, Exeter 70 miles

Viewings strictly by appointment

**Guide Price £1,250,000**

Long Leasehold 999 years (from 2006)





## PROPERTY

Situated in an elevated position on the second floor with far reaching sea views, this luxurious apartment comprises three spacious bedrooms all with ensuite bathrooms, open-plan living including kitchen, dining, and sitting with direct access onto the private sea-facing terrace. The property has been finished to exacting standards, includes high-quality specifications and furnishing throughout, and enjoys excellent views over the Camel Estuary, Stepper Point, and out to sea. Apartment 201 is beautifully presented and offers a fantastic property with strong letting potential.

## THE ACCOMMODATION

The apartment is accessed via a shared entrance lobby with a staircase and lift leading directly into: Entrance Hall | Spacious Open-Plan Kitchen, Dining & Living Room | South Facing wrap-around Terrace | Three Double En-Suite Bedrooms one with balcony access | Cloakroom

## OUTSIDE

Large L-shaped decked balcony overlooking the mature hotel gardens with panoramic sea views towards Stepper Point. Two reserved parking spaces and a storage cage for personal items. Further visitor parking is also available on site.

**SERVICES:** Mains Water, Electricity and Drainage. Electric Heating. Annual service charge payable.

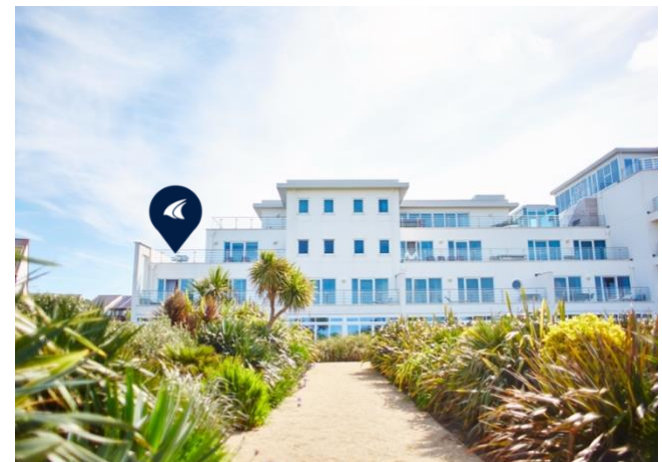
## HOTEL FACILITIES

Apartment owners have full access to all hotel leisure facilities, including:

- Recently revamped indoor pool, sauna & steam rooms, outdoor jacuzzi.
- Outdoor pool & Tennis court
- Fully equipped gymnasium refurbished recently and offering a great workout space.
- The Cowshed spa & treatment rooms
- Restaurant, bar, lounge & games room
- Landscaped gardens

## TENURE

Leasehold 999 years from 2006. Holiday restriction applies (owners cannot use the property as their Principal Primary Residence). Otherwise, owners have unrestricted use of their apartments and can let out whichever weeks they do not wish to use through St Moritz Hotel.





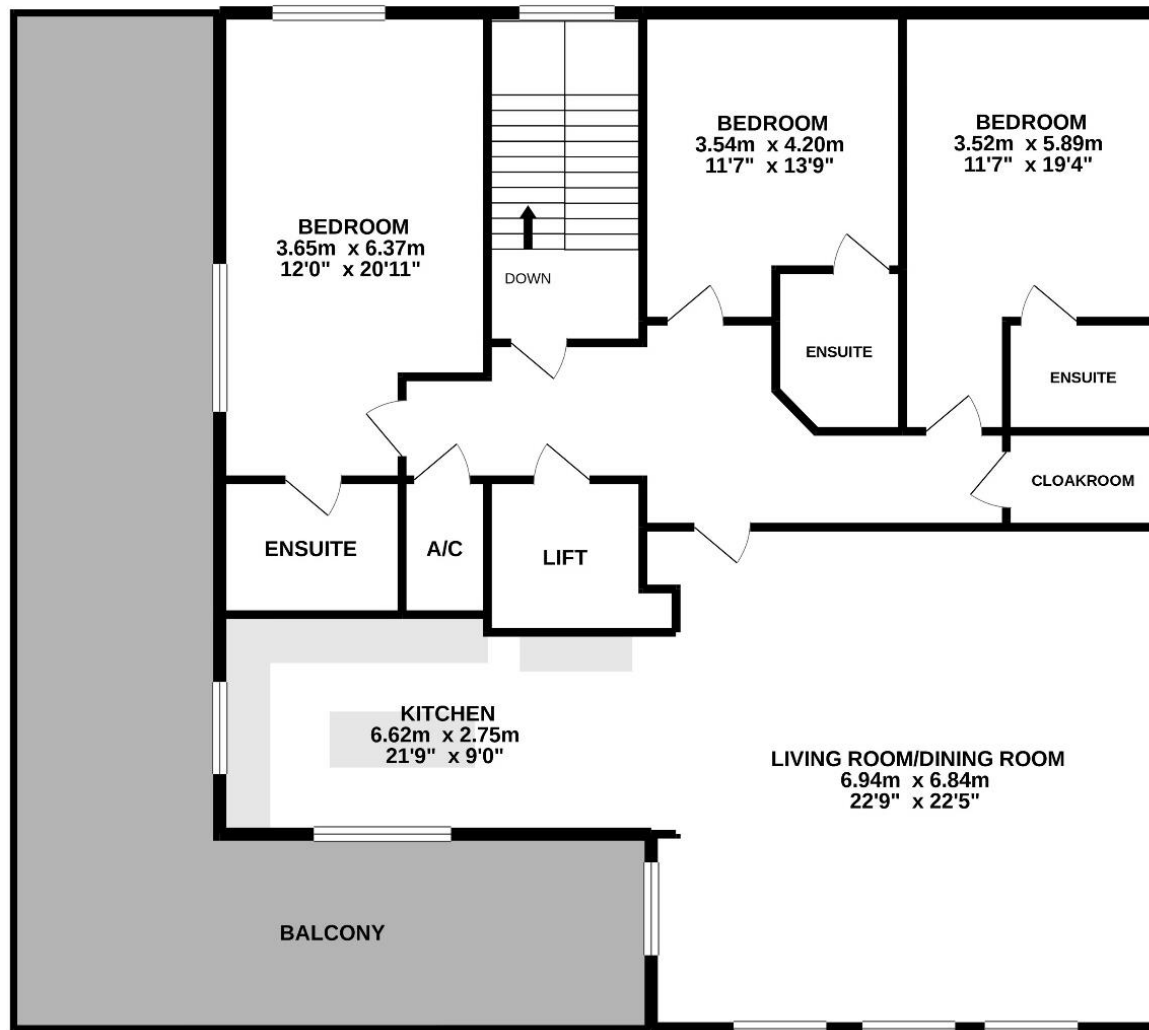




## LOCATION

Trebetherick is considered to be one of the most attractive locations on the north Cornwall coast, being famous for its mild climate and superb situation at the mouth of the River Camel and within easy access of the Southwest Coast Path and Polzeath and Daymer Bay beaches. Scenic walking country, easy access to a good choice of restaurants and the St Enodoc Golf Club's challenging Church Course are just a few of the local amenities on offer. Most everyday shopping requirements can be met within the village or at nearby Rock, but Wadebridge, with its town amenities, is only seven miles distant. The main line railway station is at Bodmin Parkway, approximately 15 miles and Newquay airport (direct daily air flights to London) is approximately 20 miles.





**TOTAL FLOOR AREA : 162.4 sq.m. (1748 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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