

FLAT 5 ST MORITZ COURT
TREBETHERICK



JB ESTATES

EST. 1971

Flat 5 St Moritz Court

Trebetherick, PL27 6SD

Conveniently situated in the centre of Trebetherick, close to the St Moritz Hotel complex, Flat 5 St Moritz Court is a low-maintenance, lock-up-and-leave first floor apartment with 3 bedrooms and spacious living accommodation. The property is situated just a short walk from the Southwest Coast Path, Daymer and Polzeath beaches.

- Two double bedrooms, one single bedroom, and two bathrooms.
- A kitchen/dining room leading to a generous and sunlit sitting room overlooking the gardens.
- An opportunity for a buyer to add their own stamp and modernise.
- Parking for two vehicles.
- Shared use of the large communal front lawn and storage unit.
- In all approximately 972 sq. ft. (90.3 sq. m.) EPC Band F.

Daymer Bay and Polzeath 0.5 miles, Rock 2 miles, Wadebridge 7 miles, Port Isaac 5 miles, Bodmin Parkway 17 miles, Newquay Airport 19 miles, Truro 31 miles, Exeter 70 miles

Viewings by appointment only

Guide Price: £475,000

Share of Freehold - 999-year lease from 1978. Unrestricted.





LOCATION

Trebetherick is considered one of the most attractive areas in Cornwall, famous for its mild climate and superb situation at the mouth of the River Camel on the beautiful North Cornish coast. Scenic walking country, easy access to a choice of fine beaches and 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.

THE PROPERTY

One of five apartments at St Moritz Court, Flat 5 is a well-presented and conveniently located property within easy walking distance of the beaches at Daymer Bay, Polzeath and the SW Coast Path. A three-bedroom sunlit leasehold apartment, it is an ideal low-maintenance bolthole. The property is well-proportioned throughout with allocated parking for each apartment owner, a private patio terrace and shared use of the communal gardens and storage unit. For sale with unrestricted use, it can be purchased as a primary home, holiday home or investment opportunity with the potential to modernise and enhance.

THE ACCOMMODATION

GROUND FLOOR: Entrance Porch | Stairs up to a single bedroom and a shower room.

FIRST FLOOR: Stairs up to Kitchen/Dining room | Separate generous and bright sitting room | Two double bedrooms | Family bathroom | Storage cupboard.

OUTSIDE

The property is accessed via a shared gravelled driveway with parking for two vehicles out. To the front of St Moritz Court, there is a large communal lawn, a patio terrace and to the rear, a communal storage unit.

SERVICES

Main's water, electricity, and drainage.
Electric heating.

CONTENTS

Available via separate negotiation, excluding personal effects and art works.







Flat 5, St Moritz Court, Trebetherick, PL27 6SD

Total Area: 90.3 m² ... 972 ft²

All measurements are approximate and for display purposes only

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