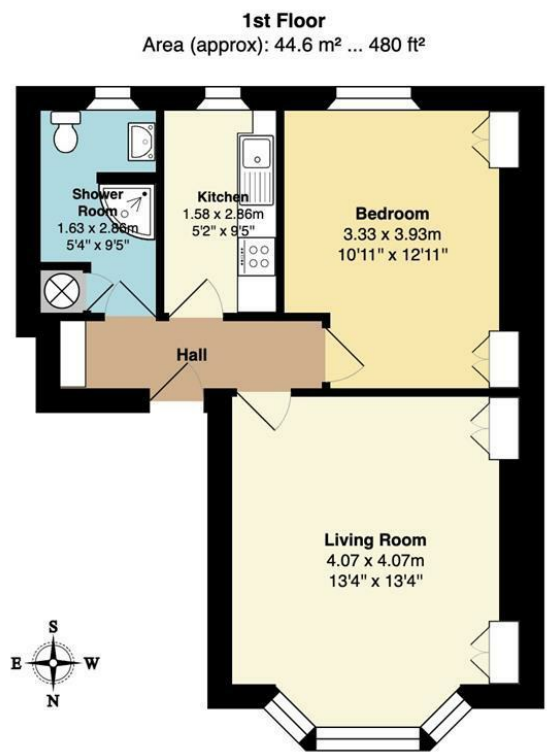




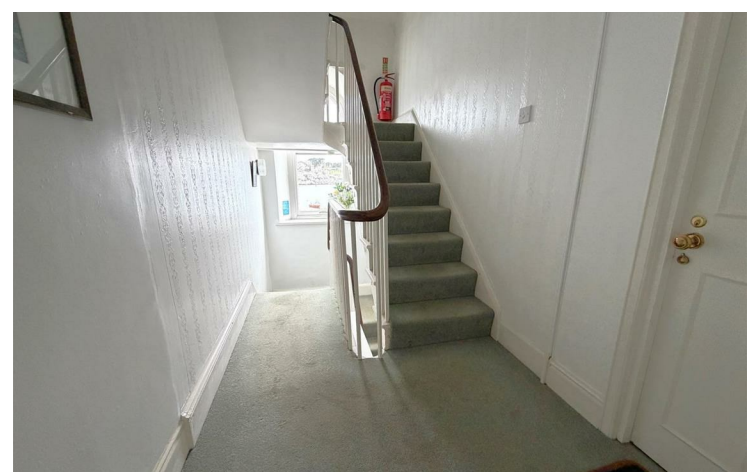
MAY WHETTER & GROSE

**WATERSIDE APARTMENTS 32 WEST STREET,
POLRUAN, PL23 1PL
£230,000**



Total Area: 44.6 m² ... 480 ft²

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.



A CHARMING ONE BEDROOM APARTMENT WITH STUNNING HARBOUR VIEWS, IN THE CENTRE OF THE VILLAGE. SHARED USED OF COURTYARD GARDEN. IDEAL LOCK UP AND LEAVE. NO CHAIN.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.





Flat 4, Waterside Apartments 32 West Street, Polruan, PL23 1PL

The Location
 Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub post office, tea rooms, two public houses and a long established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day to day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

The Property
 Situated on West Street, the property is one of six apartments, located on the second floor in a Georgian house, believed to have been the residence of a retired sea captain.

Offered on the remains of a 999 year lease, the property also owns a share of the freehold of the building and courtyard.

Accessed via a main entrance hall, the apartment has the use of a communal laundry room and rear courtyard. Stairs rise up to the second floor landing.

Accommodation
 Port Watch apartment boasts the most exceptional, panoramic views over the beautiful Fowey estuary and on to the town from the spacious sitting room and bay window. A light and airy room, there are characterful storage cupboards to either side of the chimney breast.

A generous sized double bedroom has a large window to the front elevation with storage cupboards. A galley kitchen, although compact, provides plenty of storage units, an electric hob with oven under, and under the counter fridge. Window to front elevation.

The shower room has corner shower unit, WC and wash hand basin, with window to the front elevation.



Outside
 Waterfront apartments have a communal seating area to the rear of the building where you can take in the sun. There is also a useful shared bin store.

All Waterside Apartments have shared access across the pedestrian path in front of the building.

Agents Note
 The property is offered on the remains of a 999 year lease which commenced in 2002. The freehold of the building is owned by the management company of which the vendor is one of the directors, therefore owning a share of the freehold.

Ground rent - Peppercorn

Service charge - Quarterly maintenance charge of circa £400 which includes insurance, management fee and contribution towards ongoing maintenance costs. Electricity and water bills are added to this but depend on usage.

No pets are allowed at the property.

Council Tax Band - A
 £1655.58 pa.

EPC Rating - F

Viewing
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
 Tel: 01726 832299 Email: info@maywhetter.co.uk

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority
 Cornwall Council.