

APARTMENT 06

St Moritz Hotel, Trebetherick



Apt 06, St Moritz Hotel

Trebetherick, PL27 6SD

This contemporary three-bedroom ground-floor apartment is situated in the central core at the St Moritz Hotel, steps from the Southwest Coast Path, Polzeath and Daymer Bay beaches. Offering high-end interiors, a generous open-plan living space, and a sunny, enclosed terrace garden. The property is currently a second home, and a very successful holiday let. EPC Band D.

- Three double bedrooms & three bathrooms (two en-suite).
- Generous open plan living/dining/kitchen space with doors out to a private terrace.
- Enclosed south-west facing patio garden.
- Located in the central core of the renowned St Moritz Hotel, with all the benefits of a serviced environment.
- Apartment owners have access to all the hotel leisure facilities including the Cowshed Spa and newly renovated spa & pool.
- Within minutes of the SW Coast Path, Daymer, Polzeath and the Camel Estuary.
- Contents available via separate negotiation (minus personal effects)
- All in approximately 1,386 sq. ft. (128 sq. m.)

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

Viewings by appointment only

GUIDE PRICE: £745,000

Long Leasehold - 999 years (from 2007)

Unrestricted owner holiday use.



THE PROPERTY

Currently a successful holiday let at the ever-popular St Moritz Hotel, Apartment 06 is an immaculate three-bedroom ground-floor apartment with an enclosed terrace. This contemporary apartment enjoys easy access to all the hotel amenities, nearby beaches, and coastal footpaths and represents a fantastic opportunity to acquire a holiday home or investment property. Apartment 06 has three generous double bedrooms, two of which are en-suite. The light-filled open plan kitchen, dining and living room enjoys views of and direct access to the enclosed garden.

ACCOMMODATION

Accessed via a shared entrance lobby that leads to the front door: Inner lobby | Large open plan living area with fully equipped kitchen and sliding doors leading to the patio garden | Two double bedrooms with en-suite shower rooms | Further double bedroom | Family shower room | Hallway storage cupboard containing the water tank.

OUTSIDE

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 world class Church Course are just a few of the local activities 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.

SERVICES

Mains water, electricity, and drainage. Electric wall-mounted radiators. Annual service charge also payable.

HOTEL FACILITIES

Apartment owners pay a leisure fee which includes full access to all hotel leisure facilities, including:

- New indoor pool, sauna & steam rooms, outdoor jacuzzi.
- Outdoor pool & Tennis court
- Recently refurbished and well-equipped gym
- The Cowshed spa & treatment rooms
- Restaurant, bar, lounge & games room
- Landscaped gardens
- Apartment owners are entitled to a discount at the Hotel restaurant, bar and on Cowshed spa treatments

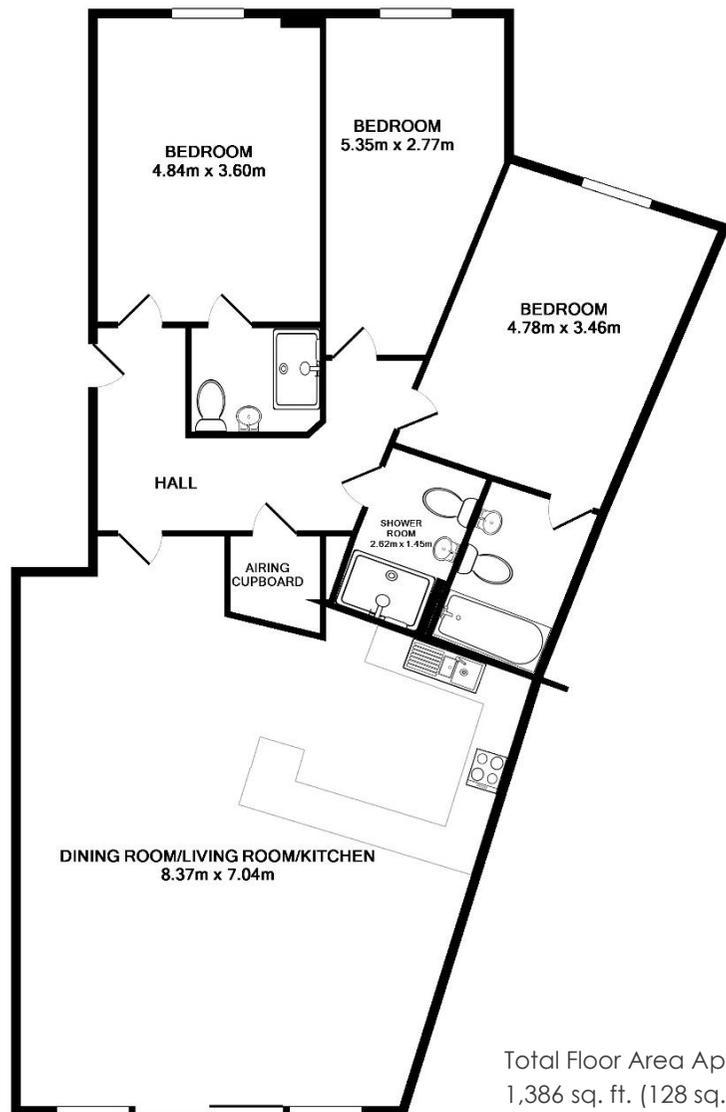




LOCATION

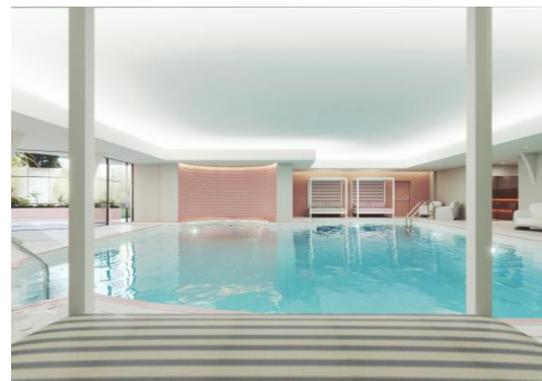
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Total Floor Area Approx
1,386 sq. ft. (128 sq. m.)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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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