



PAJAR

PADSTOW HARBOUR

Jackie Stanley

ESTATE AGENTS



- *Beautifully Situated Harbour Front Property*
- *Penthouse aspects over the harbour*
- *One Double Bedroom / 1 ensuite Bathroom*
- *Open Plan Living Area with superb views across the Harbour, Estuary & Beyond*
- *Immaculately Presented throughout*
- *Located on the Vibrant Quayside of Picturesque Padstow*
- *Perfect holiday let*



A beautifully welcoming penthouse apartment, situated in an elevated position overlooking the harbour, Pajar boasts well designed contemporary accommodation, in one of the most desirable locations in Padstow.

The stylish and modern décor and furnishings are unexpectedly in keeping with the feel of the harbour and surrounding nautical location. The views over the harbour and estuary are just delightful, and being a top floor apartment the views are even more spectacular.

There is one well appointed double bedroom, with en-suite shower room.

The kitchen has a well-equipped range of floor and wall cabinets which include contrasting work surfaces, built in cooker, hob and extractor, fridge freezer, washing machine and dishwasher. There is space for a dining room table, chairs, sofa and occasional furniture.

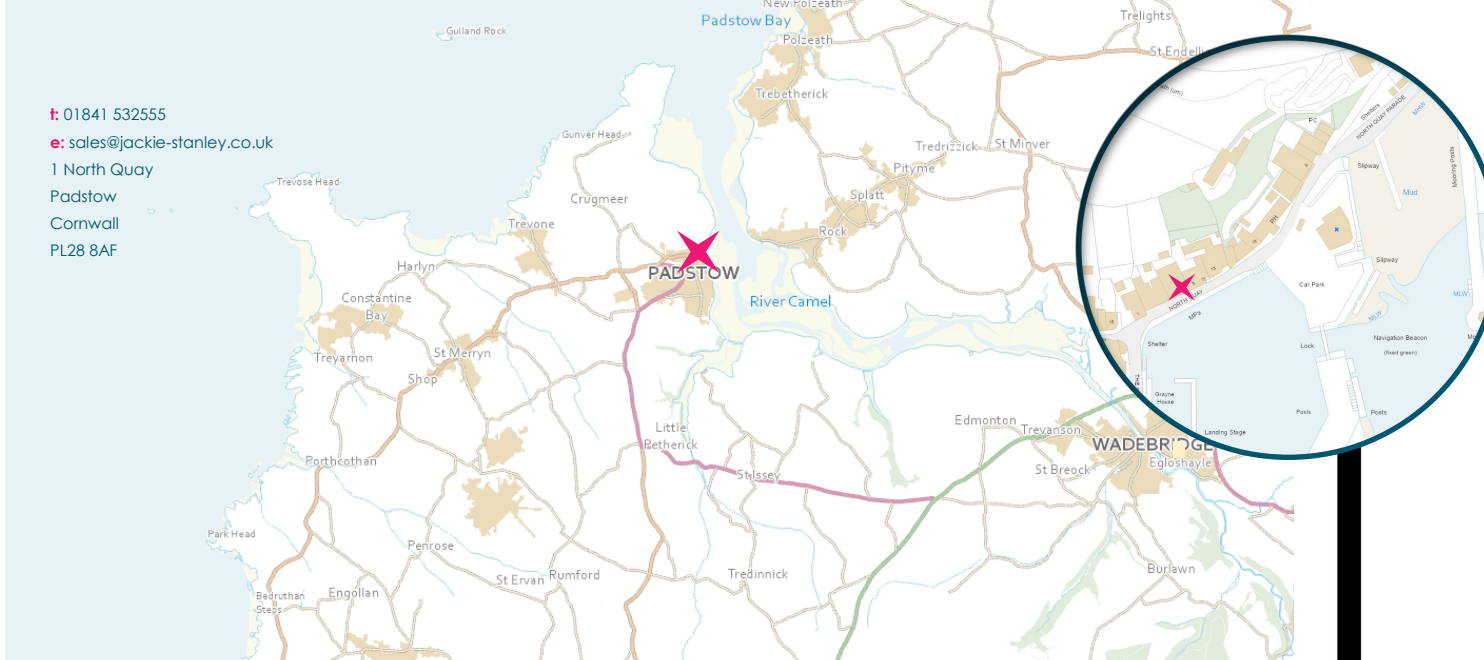
Pajar is currently operating as a successful holiday let, details of which are available upon request.

The apartment, is held on a 999 year lease with 991 years

**Pajar, 1-4 North Quay, Padstow
Cornwall, PL28 8AF £375,000 guide**



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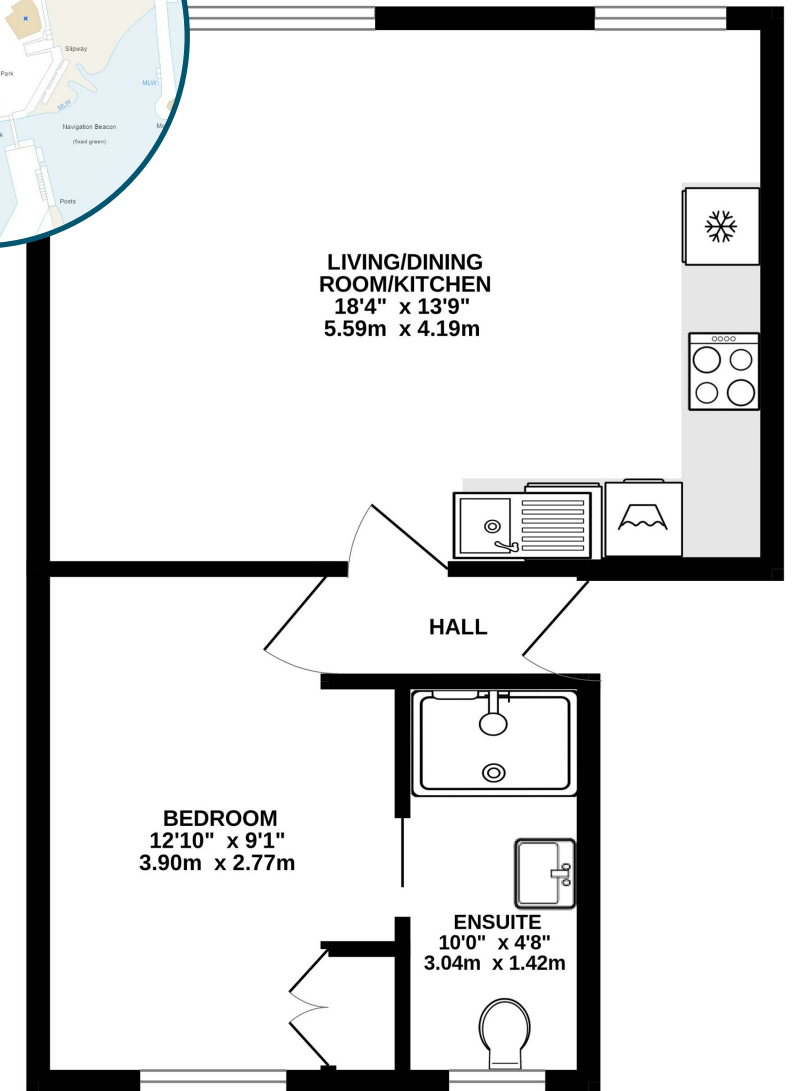
“...captivating views of Padstow Harbour and the adjacent estuary.... a real treat to the senses”

remaining. The service charge is currently £750 per year and ground rent is £150. Services to the property include mains electricity, water and drainage. EPC rated C. Council Tax Band E. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity is available.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose.

The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find Pajar, drive towards Padstow on the A389. Follow the road around the outskirts of the town turning right before the fire station on the on the right hand side. Follow the road down to harbour passing the main carpark. As you access the main harbour area you will see a shop call Slickers and Jam Industries on the opposite side of the Harbour, Pajar is located on the top floor above this location. The postcode for satellite navigation is PL28 8AF. What3words: gurgled.december.signed.



TOTAL FLOOR AREA : 428 sq.ft. (39.7 sq.m.) approx.