

8 Waves  
WATERGATE BAY



- **Contemporary Freehold Ocean View Holiday Apartment**
- **Metres from the Magnificent Beach at Watergate Bay**
- **Two Double Bedrooms & Modern Shower Room**
- **Open Plan Living Area & Large Decked Balcony with Views across the Beach to the Ocean Beyond**
- **Fully Furnished & Excellent Holiday Let History**
- **Immaculately Presented & Fully Furnished with Underfloor Heating Throughout**
- **Storage Cage, Allocated Parking, Communal Garden with Fire Pit**



Sited in an ocean facing position within the Waves development with wonderful views across the beach to the sea and miles of coastline beyond, 8 Waves is a contemporary and immaculately presented two bedroom holiday apartment located in Watergate Bay just 150 metres from the spectacular sandy beach. The development boasts allocated parking, secure telephone entry system, and communal beach showers with each apartment having the convenience of a separate lockable storage area on the ground floor, perfect for surfboards and sandy wetsuits.

The contemporary accommodation comprises an open plan living space full of natural light with patio doors opening to the large decked balcony, perfect for al fresco dining while enjoying those spectacular views.

The kitchen has an extensive and modern range of floor and wall cabinets which includes granite work surfaces and integrated eye level microwave, dishwasher, fridge/freezer, washer/dryer, electric oven, hob and extractor. There is ample space for a dining room table and chairs, sofas and plenty of occasional furniture.

## 8 Waves, Watergate Bay, TR8 4AY

£399,950 guide



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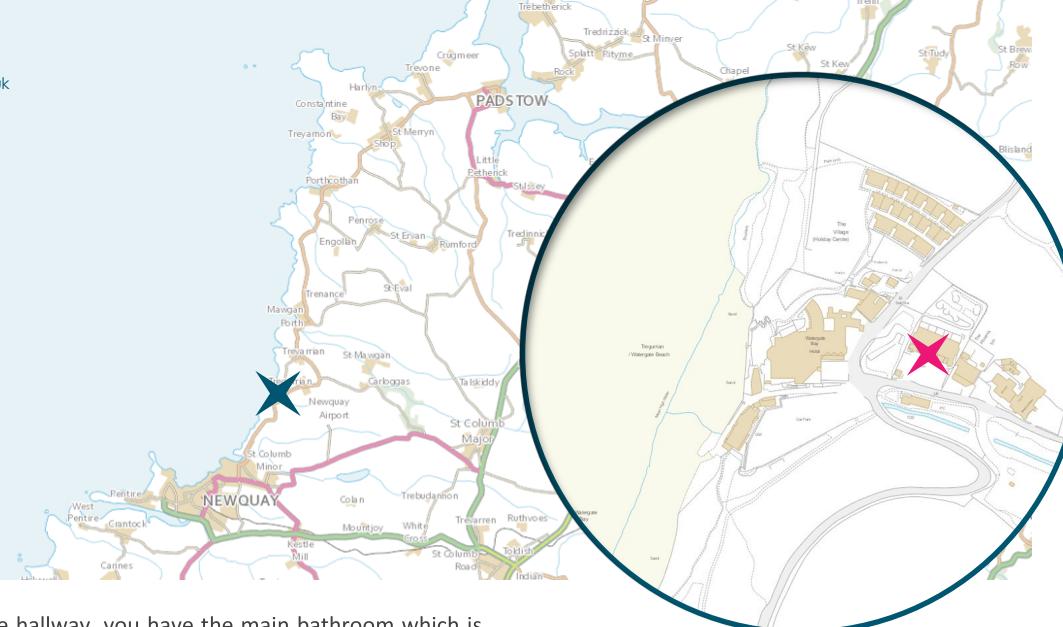
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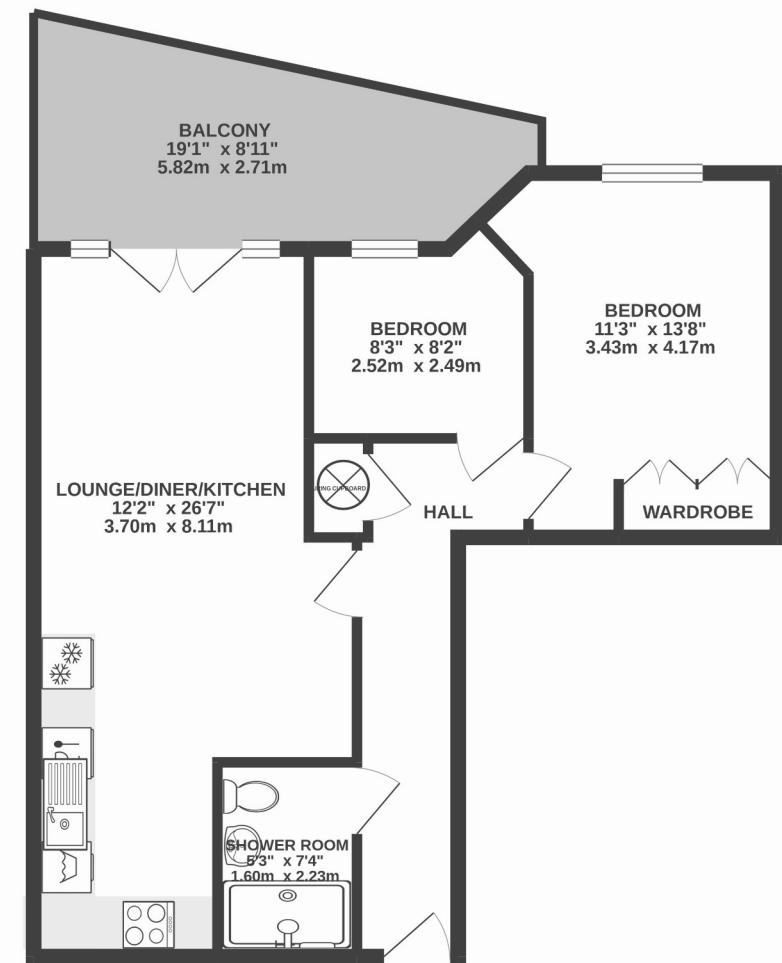
From the entrance hallway, you have the main bathroom which is stylishly fitted and finished with contemporary sanitary ware to include a walk-in shower with sliding glass screen and thermostatic shower above, a wash hand basin, low level WC, a heated towel rail and fully tiled walls & flooring. Next up is the master bedroom which is a generous double with a front aspect double glazed window with views over the bay and ocean beyond and built in wardrobes. The second bedroom is currently a bunk room and has a smaller window with those same great views across the bay.

The apartment is neutrally decorated and benefits from UPVC double glazing and underfloor heating throughout. There is allocated parking for one vehicle in the barrier-controlled car park, a lockable caged storage area and communal beach showers. There is also a communal garden and BBQ area to the rear of the development with some lovely views of the coastline and ocean beyond.

The apartment is held on the remainder of the 999 year lease with a share of the freehold. The Waves development was built in 2006. A service charge is applicable, details of which are available upon request. Services to the property include mains electricity, water and drainage. EPC rating C. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile coverage.

Watergate Bay is an extremely sought after beach location, with a hive of activity and many attractions such as The Extreme Academy sports school offering a great range of sports and activities. A wide range of events are held at the bay throughout the year such as surf competitions and water sports meaning the atmosphere in the small beach community is one of great energy and excitement.

To find Waves, leave Padstow on the A389 and continue onto the B3274 for 4 miles. Turn right towards St Eval and St Mawgan continue for 2 miles, at the junction turn left and left again at the next junction. Once you reach the junction into Mawgan Porth take the left and drive through Mawgan Porth. Follow this road until you reach Watergate Bay, turn left at the junction and the Waves apartments are on your left hand side. The postcode for satellite navigation is TR8 4AY.  
What3words: jazzy.tanks.otter



TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.

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