MAY WHETTER & GROSE

7 PENOLVA SEA ROAD, CARLYON BAY, PL25 3SG

PRICE GUIDE £595,000



** VIDEO TOUR AVAILABLE UPON REQUEST **
A SUPERBLY SITUATED PENTHOUSE APARTMENT WITH FAR REACHING SEA AND COASTLINE VIEWS. LOCATED ON ONE OF ST AUSTELL'S MOST SOUGHT AFTER PRIVATE ROADS, OFFERING OPEN PLAN CONTEMPORARY LIVING BENEFITING FROM LARGE SOUTH FACING BALCONY/TERRACE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE MOST MAGNIFICENT POSITION OF THIS SECOND FLOOR APARTMENT. ENERGY RATING B. COUNCIL TAX BAND F





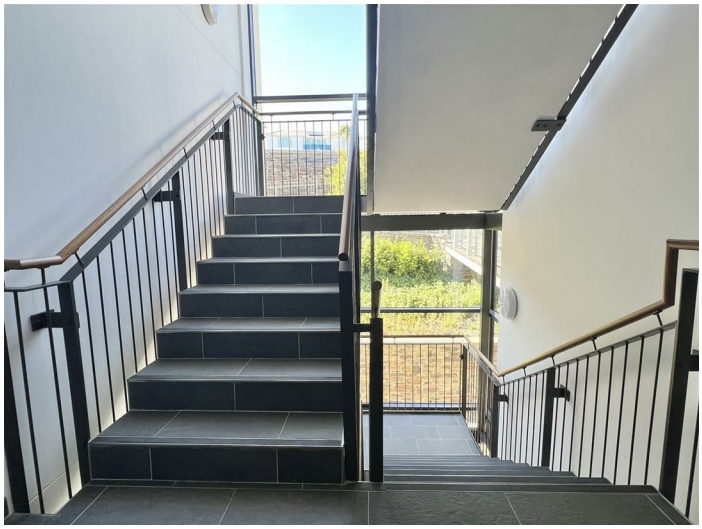
Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, Edie's restaurant and a 4* hotel with two restaurants, and Chinese restaurants. Charlestown which is a popular Georgian harbour side village, is approximately one mile and can also be reached by the coastal footpath almost opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions:
From St Austell head out to Carlyon Bay, past Charlestown Primary School and the Cemetery. Taking the right onto Sea Road, follow the road along for approximately half a mile, the apartments will appear on the right hand side.

Apartment:



This second floor penthouse has a generous glazed balcony overlooking the landscaped communal gardens and enjoys elevated south facing sea and coastal views. The apartment is one of just eight similar properties that have been designed with ease of maintenance, a perfect "lock up and leave" coastal bolt-hole or main residence. The open plan living area benefits from glazed frontage with access direct onto the balcony with a stylish kitchen and integrated appliances along with two double bedrooms, both with views over St Austell Bay, principle with en-suite shower room and family bathroom.



From the communal entrance a staircase turns to the top floor with door leading into apartments entrance hall.

Entrance Hall:
Strip wood flooring though the living area and all bedrooms. Doors to all rooms. Door into large storage recess housing electric box. Part glazed panel door into main living area.

Living Area:



(incorporating kitchen)



Family Bathroom:





Bedroom:

Bedroom:



E-Suite Shower Room:



Outside:

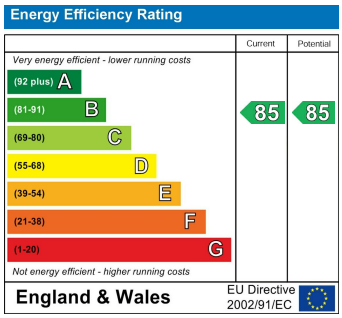


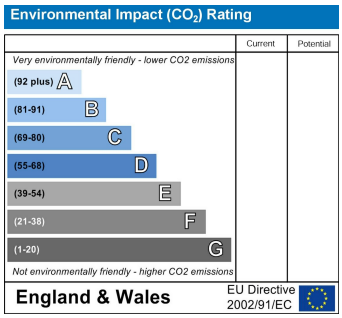
Penolva is surrounded by landscaped gardens with the front garden opening directly onto the South West Coast path. To the rear is a carpark, each apartment

has a allocated parking space, along with visitor spaces available.









Fixtures And Fittings:
Only those mentioned in this brochure are included om the sale. All others, such as carpets, curtains, light fittings. garden ornaments etc. are specifically excluded but maybe made available by separate negotiation.

Agency Notes:
All apartments will be sold with a 999 lease with a yearly service charge applicable £2,852. The ground rent is peppercorn.

Services:
Mains gas central heating and mains electric (underfloor heating). Ventilation system for all rooms.

Penolva, Sea Road, Carlyon Bay, St. Austell, PL25 3SG

APPROX. GROSS INTERNAL FLOOR AREA 8864 SQ FT 823.4 SQ METRES

KEY:

- Flat 1 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
- Flat 2 - APPROX. GROSS INTERNAL FLOOR AREA 913 SQ FT 84.8 SQ METRES
- Flat 3 - APPROX. GROSS INTERNAL FLOOR AREA 982 SQ FT 91.2 SQ METRES
- Flat 4 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
- Flat 5 - APPROX. GROSS INTERNAL FLOOR AREA 922 SQ FT 85.6 SQ METRES
- Flat 6 - APPROX. GROSS INTERNAL FLOOR AREA 980 SQ FT 91 SQ METRES
- Flat 7 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
- Flat 8 - APPROX. GROSS INTERNAL FLOOR AREA 936 SQ FT 86.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Country & Waterside REF : 199739

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.