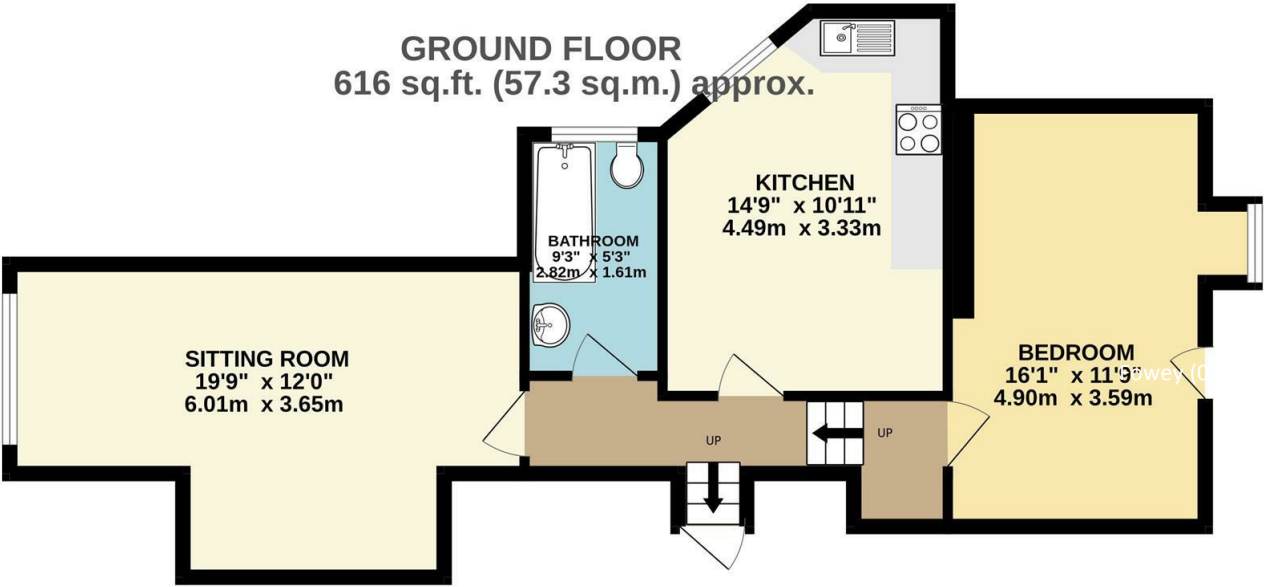




7, PENLEE TOWER PARK,
FOWEY, PL23 1JB
GUIDE PRICE £350,000



TOTAL FLOOR AREA : 616 sq.ft. (57.3 sq.m.) approx.
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.
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A MARVELOUSLY POSITIONED ONE BEDROOM TOP FLOOR APARTMENT. DELIGHTFUL, CAPTIVATING ESTUARY AND SEA VIEWS FROM THE LIVING AREAS AND PARKING FOR 1 VEHICLE. SUITABLE FOR USE AS MAIN HOME, HOLIDAY LET OR SECOND HOME. SELLING CHAIN FREE.



7, Penlee Tower Park, Fowey, PL23 1JB

The Location
Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

The Property
This lovely property is ideally located in a prominent position on Tower Park and occupies the top floor of Penlee House, used in previous years as a hotel before conversion to 7 individual apartments.

With gorgeous estuary and sea views, which can be enjoyed from the sitting room and kitchen, this apartment is the perfect spot to sit back and watch the activities on the harbour and out to sea. Readymoney beach is just a hop and a skip away from the property, there is also a lovely, short walk to the centre of town and historic harbour. 7 Penlee also offers tandem parking for two vehicles.

The front entrance to 7 Penlee can be found at the rear of the property, via steps and across a bridge to the front door - which opens to a small communal hall and gives access to one other apartment.

From here, the front door opens to a hallway with doors opening to the kitchen, sitting room, bedroom and bathroom.

The kitchen is well-equipped with wall and base cupboards, worksurface and four ring gas hob. There is space and plumbing for a washing machine, window to the front elevation with views of the harbour, and plenty of space for a dining table and chairs.



The sitting room is generous in size and the large window to the front elevation is the focal point - offering picture perfect views of the harbour and across to Polruan.

There is one double bedroom, which is sizeable and benefits from eaves storage and plenty of space for wardrobe and chest of drawers. There is a dormer window offering views over the communal garden and neighbouring field.

The bathroom consists of a bathtub, wc and wash hand basin.

The Outside
From Tower Park a private parking bay for Apartment 7 can be accessed opposite the property, where there is parking for one vehicle. To the rear of the property are shared communal grounds that can be accessed from either side of the building, with washing line and lawned area which also enjoys views of the estuary.

Leasehold
The property is subject to a lease with 65 years remaining.
Service charge - £3,122.81

Council Tax Band - D

EPC Rating - D

Local Authority
Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

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

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