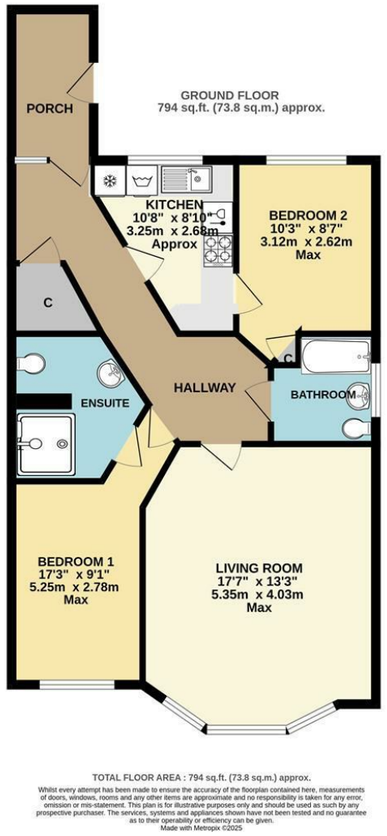
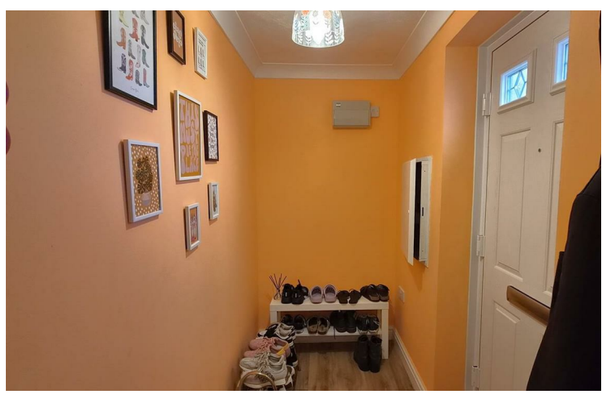
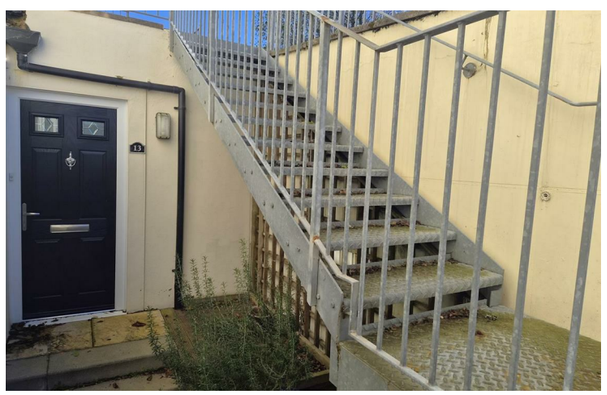






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MAY WHETTER & GROSE

13 LONG MEADOW VIEWS, HILL HAY CLOSE, FOWEY, PL23 1ES

£225,000









A DELIGHTFULLY PRESENTED TWO BEDROOM APARTMENT, WITH SPECTACULAR VIEWS OVER THE COUNTRYSIDE, SEPARATE ACCESS AND COURTYARD AREA TO THE FRONT OF THE PROPERTY. DESIGNATED PARKING FOR TWO VEHICLES. CHAIN FREE.

Fowey (01726) 832299 MAY WHETTER & GROSE www.maywhetter.co.uk info@maywhetter.co.uk











13 Long Meadow Views, Hill Hay Close, Fowey, Cornwall, PL23 1ES

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 ACCOMODATION
A gorgeous, well presented, two-bedroom apartment with panoramic countryside views. There is a communal car park with designated parking spaces - 13 Long Meadow Views owns two of the designated parking spaces. It is a ground-floor flat which benefits from separate access via its own external front door. Galvanised steps lead down to a paved courtyard with a decked seating area.

Upon entering the property, there is an entrance porch - ideal for storing coats and shoes. A door opens to the hallway, which gives access to all rooms and a large practical storage cupboard. A generous sitting room with a large bay window boasts panoramic views of the countryside and communal gardens. From the hallway, a further door opens to a well-appointed kitchen with an integrated fridge-freezer, dishwasher and space and plumbing for a washing machine.

The principal bedroom is located to the rear of the apartment and enjoys panoramic countryside views and a sizeable ensuite with shower cubicle, wash hand basin and WC. The second bedroom is located at the front of the property and has a built-in wardrobe.

A door opens to a family bathroom comprising a bath with an overhead shower, a wash-hand basin, and a WC.

The Outside

The property has separate access via galvanised steps, which lead down to a small private courtyard. There is space under the stairs for either storage or a patio table and chairs set. The communal gardens can be found at the front and rear of the apartments and are well maintained.

AGENTS NOTE
The apartments are leasehold, with a share of the management company which owns the freehold.

The apartments cannot be holiday let.

Leasehold
Length of the lease and start date - 999 years from 1st January 2005
Service charge - £120 pcm.
No ground rent

EPC Rating - C

Council Tax Band - B

Local Authority
Cornwall Council

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