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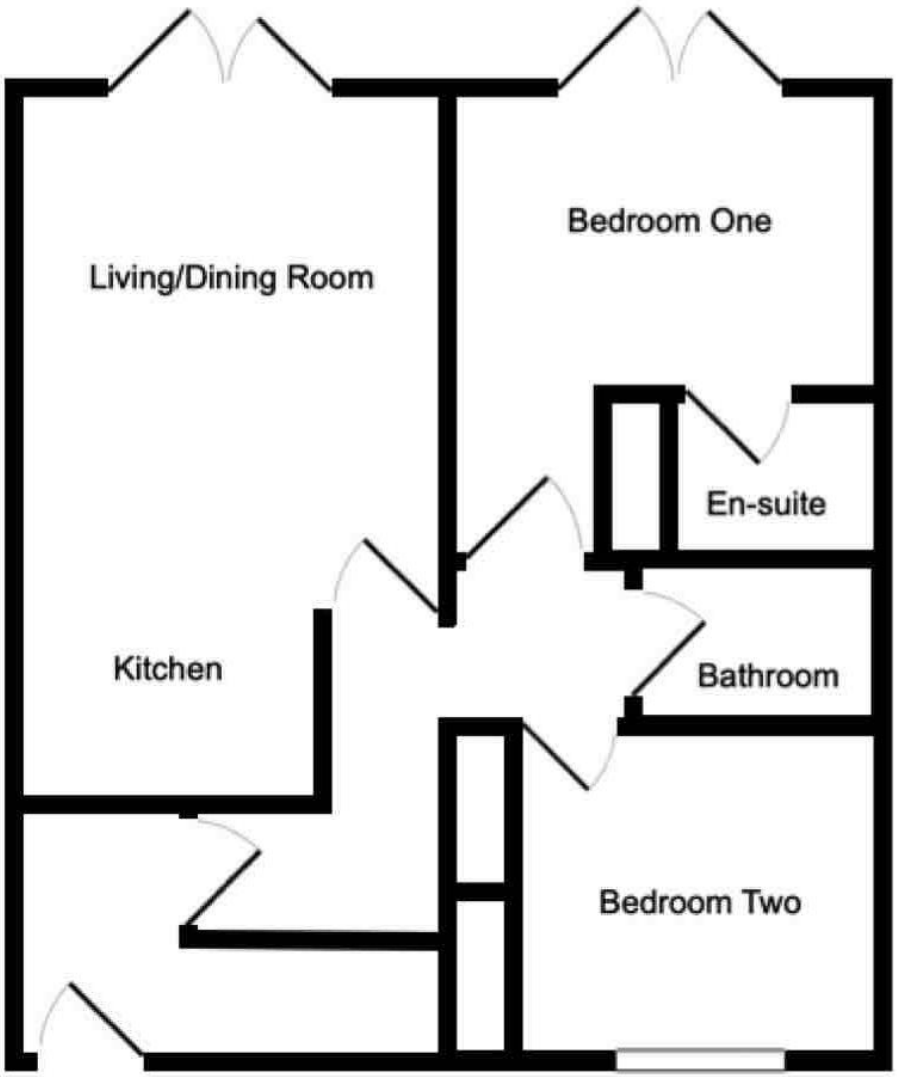
The Trevarrian, 2 Ocean Blue, Treyarnon Bay, PL28 8JN

£595,000

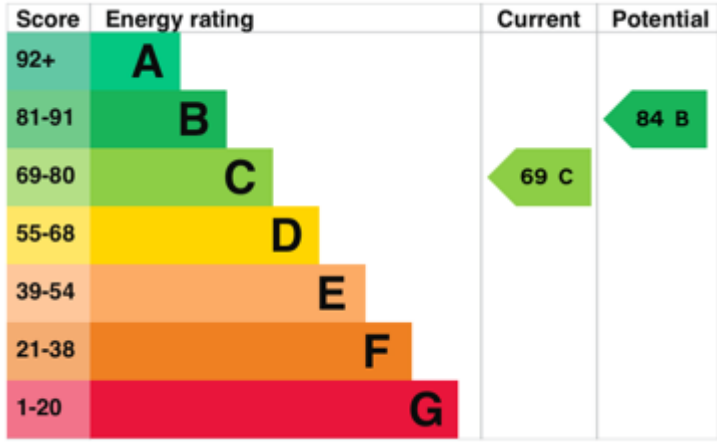
- Two-bedroom apartment
- 50m from the beach
- Sunken patio garden
- Allocated parking
- Gated development
- Excellent holiday let

The Property Ombudsman



OVERALL FLOOR AREA 67 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate.
No responsibility is taken for any error, omission or mis-statement.



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Situated just 50 metres from the waters-edge in the highly sought after coastal location of Treyarnon Bay, The Trevarrian is a luxury two-bedroom ground floor apartment, in an exclusive development of just 22 properties.

Set within secure gated entry and landscaped grounds, The Trevarrian is an ideal investment opportunity with an excellent holiday letting record. Presented in an immaculate fashion throughout with high specification interior finish to include ceramic tiled flooring, brushed chrome ironmongery, white sanitary ware, powder coated aluminium windows and doors, integrated security, satellite and entertainment systems.

A well-proportioned ground floor apartment benefiting from a good-sized living area with French doors leading onto a private landscaped garden as does the Master bedroom. With two bedrooms and a contemporary bathroom, the master also enjoys an en-suite shower room.

LOCATION

Ocean Blue is located just a stone's throw from the beach at Treyarnon Bay, one of the most sought-after bays in North Cornwall. The renowned surfing beach offers an interesting blend of sandy beach, rock pools, caves and gullies to explore and a natural swimming pool on the Northern side, plus stunning coastal walks in this area of natural beauty. Perfectly situated amidst the popular bays of Harlyn, Mother Ivey's, Constantine and Porthcothan, with the harbour town of Padstow within 5 miles and the award winning Trevose Golf Club just a mile away.

ACCOMMODATION

ENTRANCE

Communal lobby, door to;

HALLWAY

Door to bedrooms, bathroom and living area.

LIVING / DINING ROOM & KITCHEN
French doors leading to the patio garden. Recessed ceiling spotlights, television point. A range of base & wall units extending to a breakfast bar. Built in oven and electric hob with stainless steel extractor over, 1.5 bowl inset stainless steel sink unit, integrated dishwasher and washing machine.

BEDROOM ONE
French doors to the outside patio area, recessed ceiling spotlights, door to;

EN-SUITE
Shower enclosure, low level WC, pedestal wash hand basin, tiled walls and flooring, recessed spotlight, shaver point.

BATHROOM
Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, tiled walls and flooring, recessed spotlights, shaver point.

BEDROOM TWO
Double glazed window to the rear, recessed spotlights.

SERVICES
Mains electricity, water. Private gas & sewerage.

LEASEHOLD
999years from 01 January 2006. Annual management charge payable. Holiday use only. (12 months)

MATERIAL INFORMATION
Superfast broadband available. No mobile phone reception. Allocated parking for one vehicle. Not for permanent residential use, holiday use only. Mortgage products may be limited. Flood risk; Surface water; the chance of flooding is low. The chance of flooding between 2040 and 2060 is medium. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.

DISCLOSURE
In accordance with the Estate Agents Act of 1979 and subsequent Order of 1991 (Undesirable Practices) (No.2), Cornwall Estates (Padstow) Limited provide disclosure of a personal interest relating to the property.

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