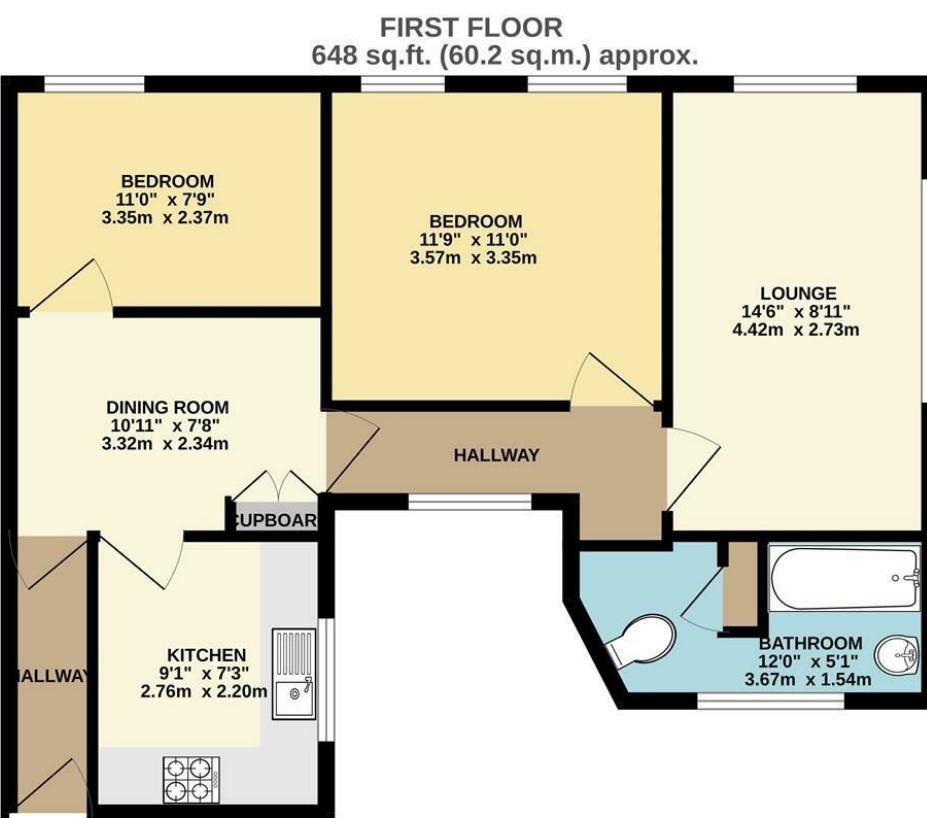




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TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, walls, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floor plan is illustrative purposes only and is not to scale such as such by 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 WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT/APARTMENT, CLOSE TO THE TOWN CENTRE. IDEAL AS A HOME FOR A LOCAL COUPLE, OR LOCK UP AND LEAVE. ACCESS TO AN EXTERNAL COURTYARD AREA TO SIT AND RELAX, AS WELL AS THE POSSIBILITY TO STORE A CANOE AND OTHER BOATING EQUIPMENT BENEATH THE CANTILEVERED, GALVANISED STAIRS.

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Fowey (01726) 832299

MAY W H E T T E R & G R O S E

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## 17 Lostwithiel Street, Fowey, Cornwall, PL23 1BE

An opportunity to purchase a 2 bed roomed property, situated a short distance from the Town Quay and amenities which are highlighted in Fowey's Official Visitor Guide.

Well presented, the property is ideal as a home for people working in Cornwall, or as a 'lock-up and leave' flat. Apart from the 'blue infrastructure' of the estuary, there is also the 'green infrastructure' of the very local countryside paths.

### 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. There is also a local bus service where the bus stop is situated across from the Safe Harbour Pub, which is within a short walking distance of the flat.

### The Property

1. Ideally suited for a local person, or local couple.
2. A 999-year lease (NO ground rent), with the flat owner also being a director of the management company (with the other two flat owners) that owns the Freehold Reversionary interest and manages the maintenance, etc of the building based on one third contributions.
3. The flat is fully electric.
4. The property is 3 points away from achieving an EPC 'C' rating.
5. Mortgage illustrations available on request from the owner.

The property is held on a 999-year lease from 25th March 1976. It is located on the first floor of the building and is one of three flats in the 'block'. Upgrades by the current owner since 2008 include: new external stairs (with access underneath), new windows, and external door (planning permission was obtained) and new bathroom.

Externally, new insulated flat roofs were installed on the two flat roof portions of the 'block' in the autumn of 2021. These roofs have the benefit of a 15-year icopal guarantee. Also, the external walls around the 'block' (painted over a decade ago) were cleaned within the last 18 months.

Internally, recent investments in the property since 2018 have focussed on energy efficiency comprising: LED lighting throughout the flat, installation of Dimplex Quantum electric heating and a new, highly energy efficient hot water tank.

The owner of the flat, like the owners of the other two flats in the 'block', is responsible for one third of the maintenance and insurance costs (£). There is 'no' ground rent payable under the lease. Also, as a director of the management company, the owner – along with the other two flat owners – can approve/sign off what needs to be done. There is a management account fund.



Accessed via galvanised steps leading to the front door, the hallway opens to a dining area with door leading to the kitchen. A further door opens to bedroom 2, currently configured as a twin bedroom. A hallway leads through with doors opening to the principal bedroom with two windows to Lostwithiel Street, and on to the light and airy sitting room, which is dual aspect and offers a view down Lostwithiel Street and a glimpse of the Estuary.

There is also a newly fitted and stylish bathroom with WC, wash hand basin and shower.

### Accommodation

(with approximate measurements shown on the floor plan)

- Entrance Porch
- Hallway
- Kitchen
- Sitting Room
- 2 Double Bedrooms
- Bathroom
- Shared use of Outside Space
- Storage area located under galvanised steps
- Town Centre Location

### Outside

At the bottom of the stairs (\*) there is access to an external communal area via a small gate. The other 2 Directors of the Management Company who (respectively) own the top floor flat and the bottom floor flat also have access to this area.

Apart from relaxing in the communal area, there is also room for a seat on the 'landing' of the stairs where one can enjoy the sun straight on.

(\* Potential concerns about access to the flat by less mobile people could be overcome by a stairlift).

### EPC RATING D

Following receipt of planning permission consent, the new door and windows in the Flat were installed in 2018. They have the benefit of a 10 year guarantee, which is available upon request.

### Council Tax Band - B

### 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

### Services

None of the services, systems or appliances at the property have been tested by the Agents. However, the Vendor confirms that the Flat is fully electric with access to water.

### Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL23 5DR