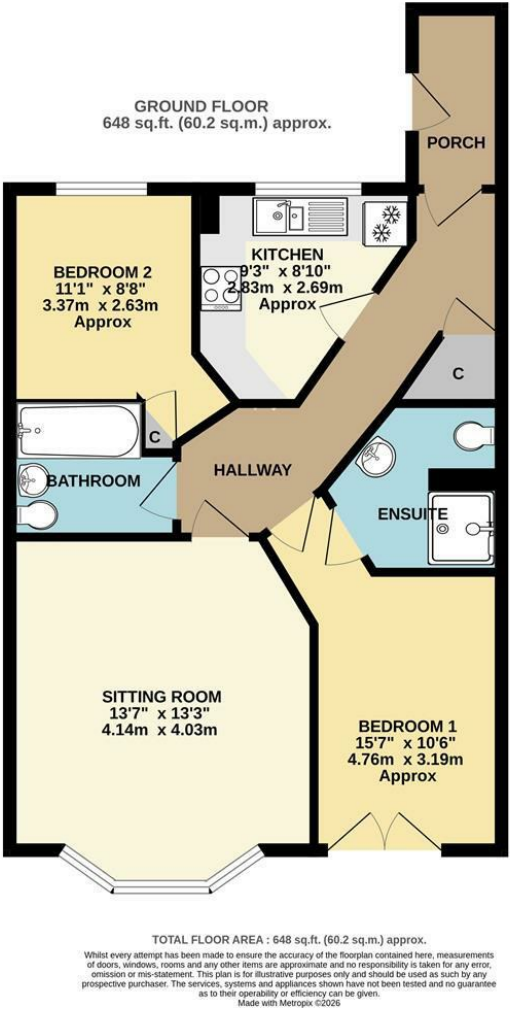




8 LONG MEADOW VIEWS, HILL HAY CLOSE,
FOWEY, PL23 1ES
GUIDE PRICE £225,000



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A TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT IN THE SOUGHT AFTER LONG MEADOW VIEWS DEVELOPMENT ON THE EDGE OF FOWEY. PRIVATE ENTRANCE, BEAUTIFUL PANORAMIC COUNTRYSIDE VIEWS, TWO ALLOCATED PARKING SPACES, COMMUNAL GARDENS.
**** VACANT POSSESSION, CHAIN FREE****



8 Long Meadow Views, Hill Hay Close, Fowey, PL23 1ES

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.

Long Meadow View Apartments are located within the very popular Hill Hay Estate in Fowey. Situated close to both primary and secondary schools, a local park, a convenience store and other amenities. The apartment is within walking distance of both the town and harbour, and a slightly longer stroll via St Catherine Parade will take you to Ready Money Cove.

ACCOMODATION

Down a metalled staircase, this former show apartment offers a private entrance and sitting-out area.

A front door opens into an entrance hallway with plenty of space to store shoes and hang coats. A hallway runs through the apartment, providing access to the kitchen, two double bedrooms, living room, bathroom and a useful storage cupboard.

The well-equipped kitchen has an integrated fridge freezer, dishwasher, washing machine and electric oven with gas hob. Wall and base units provide plenty of storage.



Bedroom two has a built-in storage cupboard and overlooks the small, private sitting-out area. The principal bedroom has glorious, elevated countryside views and benefits from an en suite shower room comprising a shower cubicle, WC, hand basin and heated towel rail.

The spacious living room enjoys a large bay window filling the room with light and offering panoramic countryside views as far as the eye can see and sweeping over the communal gardens.

The bathroom comprises a bath with shower attachment, WC, hand basin and heated towel rail.

The property has gas central heating with the boiler housed in the kitchen, uPVC double-glazed windows and has been recently repainted, recarpeted and has a new front door.

OUTSIDE

The apartment has use of an extensive communal garden laid to lawn with countryside views. There are further communal areas near the car park.

The property has two allocated off road parking spaces.

AGENTS NOTE

Original 999 year lease starting in 2006 with 979 years remaining.

Service charge for 2026 is £121.40 PCM

**** NO GROUND RENT**** each apartment owner has shares in the management company.

TENURE - LEASEHOLD SHARE OF FREEHOLD

EPC RATING - B

COUNCIL TAX RATING - B

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