

# CORNWALL ESTATES

PADSTOW

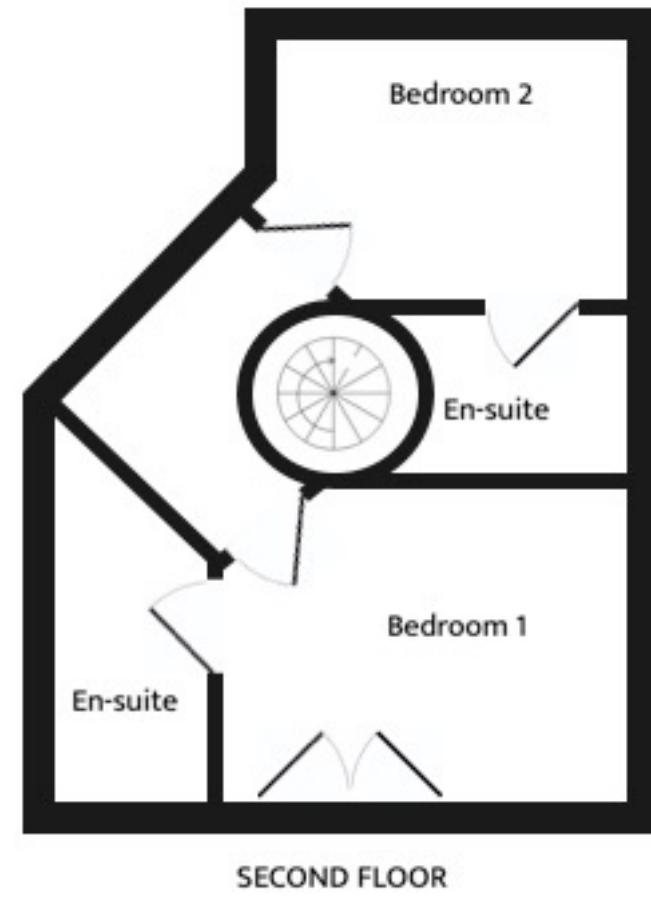
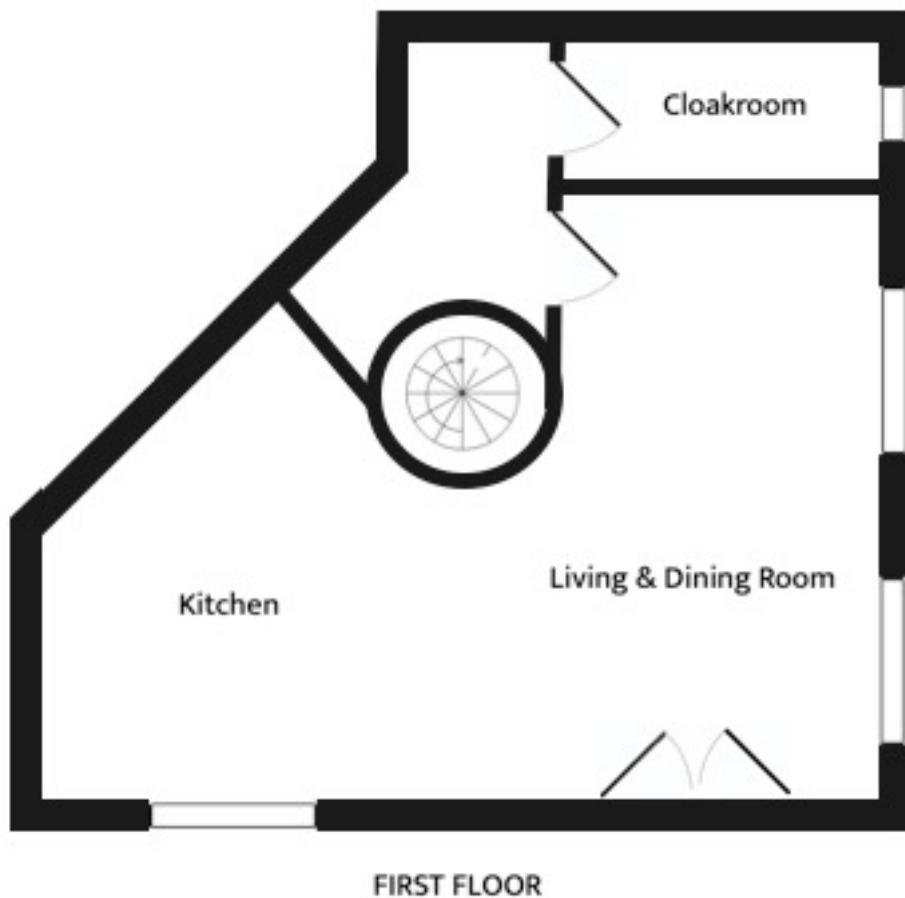


17 OCEAN BLUE,  
TREYARNON BAY,  
PL28 8JN

£495,000

- BEACHSIDE HOLIDAY HOME
- DUPLEX APARTMENT
- TWO BEDROOMS
- TWO EN-SUITE
- OPEN PLAN LIVING
- ALLOCATED PARKING
- GATED ENTRY
- EXCLUSIVE DEVELOPMENT





**IMPORTANT NOTICE**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Situated just 50 metres from the waters-edge in the highly sought after coastal location of Treyarnon Bay, The Doyden is a first floor duplex apartment in an exclusive development of just 22 properties.

Set within secure gated entry and landscaped grounds, this 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. The Doyden has a spacious open plan living area with a stunning fitted kitchen. To the second floor there are two double en-suite bedrooms. The accommodation is light and airy throughout, offering a perfect holiday retreat by the beach.

#### ENTRANCE

Hallway, spiral staircase, doors to;

#### CLOAKROOM

With low level WC, fitted wash hand basin, attractive tiling, window.

#### LIVING/DINING ROOM AND KITCHEN

Juliette balcony with glazed double doors, window, seating and dining areas. Fitted kitchen with a range of integrated appliances and range cooker. Tiled flooring.

#### FIRST FLOOR

#### MASTER BEDROOM

Juliette balcony and glazed double doors, Velux window.

#### EN-SUITE

Bath with shower attachment, fitted wash hand basin, heated towel rail, low level WC. Tiled

#### BEDROOM TWO

Velux window.

#### EN-SUITE

Shower enclosure, fitted wash hand basin, low level WC, heated towel rail. Tiled.

#### SERVICES

Mains electricity, water. Private gas & sewerage.

#### LEASEHOLD

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

#### MATERIAL INFORMATION

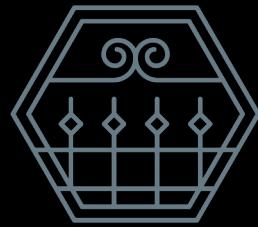
Superfast broadband available. No mobile phone reception. Allocated parking for one vehicle. Not for permanent residential use, holiday use only. Mortgage products may be limited. Flood risk; Surface water; the chance of flooding is low. The chance of flooding between 2040 and 2060 is medium. Rivers & 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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P A D S T O W

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