

UPPER DECK
ROCK

JB ESTATES

EST. 1971



UPPER DECK,

Beachside Apartment 2, Rock,
PL27 6FD

Set in an elevated position close to the Rock Sailing Club and the Camel Ski School, Upper Deck is a light and airy waterfront apartment located on the second floor. Directly overlooking the Camel Estuary and Rock's golden sandy beach, this spacious 3-bedroom property enjoys exceptional water views with two estuary-facing balconies looking out across to Padstow, Rock Beach and the Cornish countryside beyond.

- Large open plan living/kitchen/dining room with patio doors opening onto two estuary-facing balconies.
- Principal bedroom with estuary views. Two further double bedrooms.
- Family bathroom and separate shower room.
- Covered external staircase at the rear of the property with private allocated parking for one vehicle, and a second parking space in adjacent car park available to lease.
- Steps from the estuary and Rock beach.
- In all approximately 1,560.1 sq. ft. (144.9 sq. meters) EPC Band C.

Rock Beach 90 yards, Daymer Bay 2.5 miles, Polzeath 2.9 miles, Port Isaac 8 miles, Wadebridge 6.4 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings strictly by appointment

Guide Price: £950,000

LEASEHOLD – 199 years from 2009



THE PROPERTY

Just steps from the Camel Estuary and Rock beach, Upper Deck is a contemporary 3-bedroom apartment located on the second floor of this waterside building enjoying panoramic estuary views. Very well-presented throughout, it has a generous open-plan living space with roof lights and two sets of patio doors that flood the space with natural light. This room has a fully fitted kitchen with peninsula units, alongside a generous dining and spacious sitting area which enjoy incredible dual aspect estuary views. Patio doors lead out onto two southwest-facing balconies, perfect for relaxing in the sunshine and fresh sea air.

The sitting room and adjacent principal bedroom both enjoy far reaching estuary views looking across the water to Padstow and the Iron bridge. Two further double bedrooms sit alongside a shower room and a family bathroom.

On the ground floor, there is a covered external staircase leading up to front door. The apartment has a lovely bright and spacious feel with plenty of eaves storage.

THE ACCOMMODATION

SECOND FLOOR: Entrance Hallway with washing machine and tumble dryer in a large cupboard | Inner lobby | Open plan living/kitchen/dining room with doors out to two balconies enjoying panoramic views across the surrounding countryside and Camel Estuary | Principal bedroom with two rooflights and estuary views | Two double bedrooms both with rooflights | Wet Room | Separate bathroom

OUTSIDE

Access to Upper Deck is via a small courtyard to the rear of the property. The apartment has an allocated parking space for 1 vehicle with external bin storage and oil tank. Two balconies provide outside space. A second car parking space is available to lease in the adjacent car park.

SERVICES

Mains water, electricity, and drainage. Oil-fired central heating. Boosted, super-fast FTTP. Service charges are applicable.

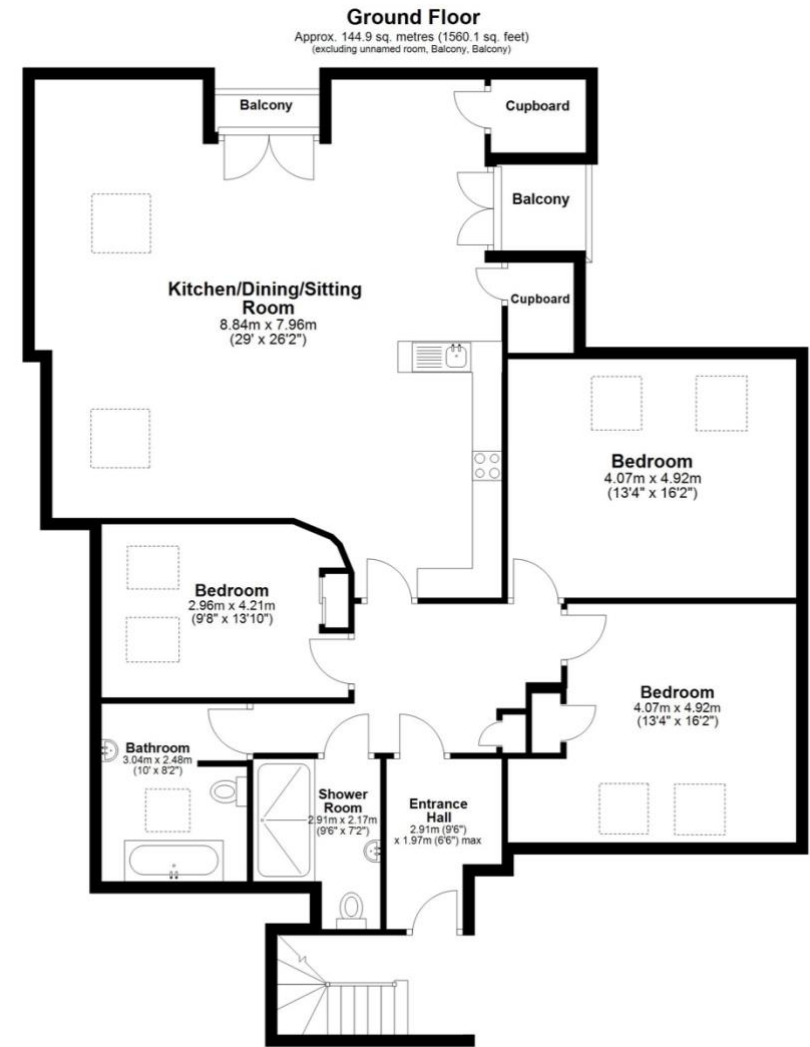






LOCATION

Upper Deck is located in one of Cornwall's most sought-after destinations. Rock, on the Camel Estuary, is renowned for its southerly aspect and abundance of outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, swimming, golf, as well as scenic coastal walks along the Southwest Coast Path. An Area of Outstanding Natural Beauty, it boasts an abundance of fine beaches in particular Rock, Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within an easy stroll of Beachside, there are a wealth of excellent restaurants and pubs including The Mariners Pub, The Upper Deck and Fourboys alongside The Dining Room in Rock with Nathan Outlaw's Restaurants in Port Isaac just a little further afield. The ferry and water taxi offer an enjoyable trip across the estuary to sample Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The market town of Wadebridge is just five miles away and home to an excellent range of shops and independent restaurants, along with a cinema, tennis club and swimming pool.



Total area: approx. 144.9 sq. metres (1560.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any 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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