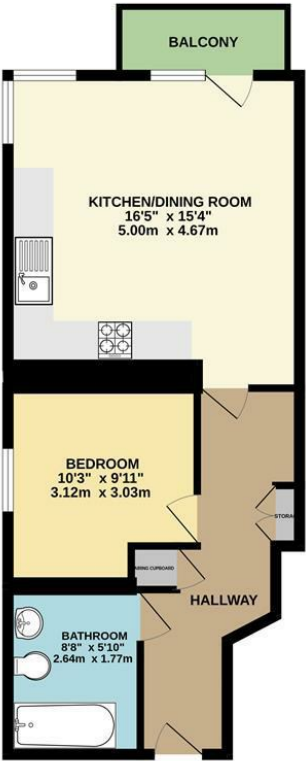




502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR FLAT

TOTAL FLOOR AREA : 502 sq.ft. (46.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 for 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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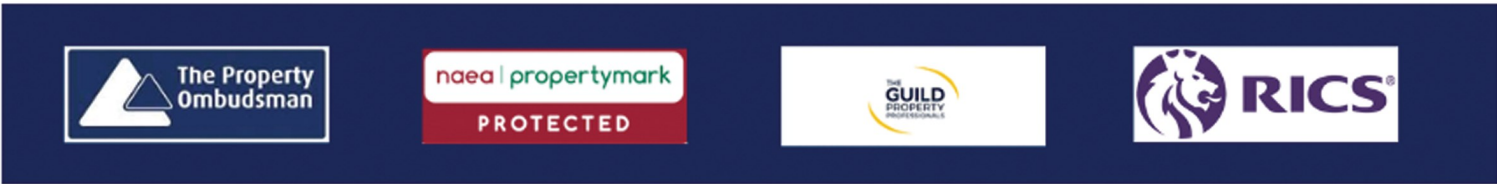
Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



**16 BLUE MILL STATION ROAD,
FOWEY, PL23 1AU
GUIDE PRICE £225,000**



A WELL PRESENTED, SECOND FLOOR, ONE-BEDROOM APARTMENT SITUATED IN THE POPULAR BLUE MILL COMPLEX. CONVENIENTLY LOCATED OPPOSITE A CAR PARK, DIRECT WATER ACCESS (GREAT FOR PADDLE BOARDS AND KAYAKS), A SHORT LEVEL WALK TO TOWN AND HARBOUR. THE COMPLEX HAS A LIFT. SELLING CHAIN FREE!





16 Blue Mill Station Road, Fowey, PL23 1AU

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.

Blue Mill apartments are situated in a prime position within the historic town of Fowey. River access from the slipway is less than 100yds from the property, providing a fantastic spot to watch people messing around on the river and launching boats and kayaks. A short level stroll into Fowey Town provides access to all the eclectic shops, restaurants, bars and the town harbour. For added convenience, the main car park is directly opposite, and you can access this and the property without having to go through the narrow streets of the town itself.

THE PROPERTY

There are two separate entrances to the Blue Mill complex. This apartment is within the larger block and has the added benefit of a lift; this is ideal for anyone with mobility issues. The apartment shares communal hallways, stairs and a bin store. All apartments have video intercoms.

The freehold of the building was purchased in 2025 by the majority of apartment owners. This means the owners have greater control over the building, and there is no ground rent.



ACCOMMODATION

Situated on the second floor, this delightful one bedroom apartment is warm and welcoming with modern fittings and fixtures. The living area is of a good size and is made light and bright by floor-to-ceiling windows and a patio door leading out to a private rear balcony. The sleek kitchen is well-equipped, comprising an integrated dishwasher, electric oven, electric hob, microwave, and upright fridge and freezer.

The entrance hall gives access to the double bedroom, bathroom and living area. There is storage cupboard which houses the hot water tank and washing machine.

The contemporary bathroom features a bath with a shower over, a WC, a washbasin with a vanity unit under and a heated towel rail.

There are no restrictions on usage; the apartment can be a main residence, second home, or holiday let.

AGENTS NOTE

999 year lease from 01/01/12

Management charge for this year: £1525.62 (including building insurance).

No ground rent charge.

There is an option to purchase the property furnished by separate negotiation.

EPC RATING - B

COUNCIL TAX BAND - C

LEASEHOLD SHARE OF FREEHOLD

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