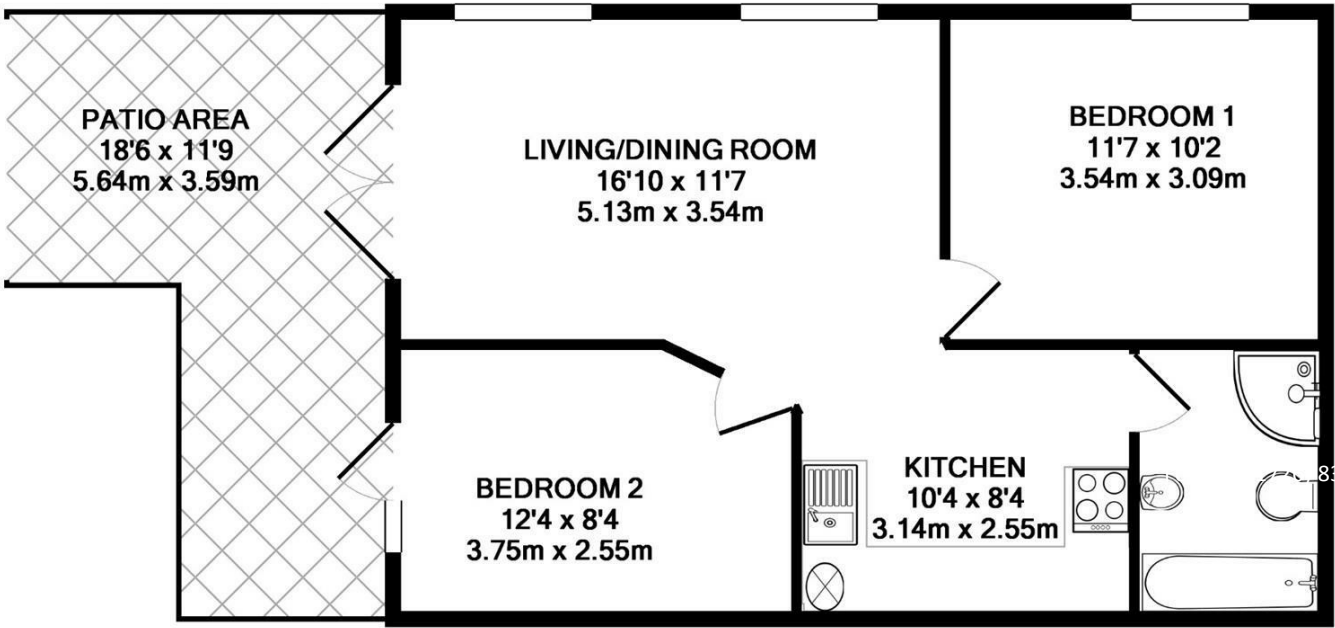




**RIVERS REACH, 3 FERRYSIDE VIEW, STATION ROAD,
FOWEY, PL23 1DF
OFFERS OVER £295,000**



TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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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IDEAL LOCK UP AND LEAVE TWO BEDROOM APARTMENT WITH PARKING. SUCCESSFUL HOLIDAY LET. Presented in very good order and offering an excellent investment opportunity.

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.



Rivers Reach, 3 Ferryside View, Station Road, Fowey, PL23 1DF

No. 3 Ferryside View is a modern, architecturally designed 2 bedroom property, built in 2011. The property is fitted and finished to a high standard with views to the river. The apartment has a light and airy feel and is fully double glazed with a gas fired central heating system. Outside there is a block paved patio with external down lights with access via doors from both the bedroom and lounge. The property also benefits from secure parking for one vehicle on site.

Rivers Reach is currently used as a holiday let.

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.

Accommodation
(approximate measurements shown on floorplan)

Double entrance doors to:

SITTING ROOM/DINING ROOM - A spacious room with 2 windows, tv and telephone point, through to kitchen, door to bedrooms. Wood effect laminate flooring. VIEWS OVER THE CAR PARK TO BODINNICK AND THE WATER.



KITCHEN - fitted kitchen with limestone floor and full set of appliances, Worcester gas central heating boiler, inset spotlights, door to:

FAMILY BATHROOM - limestone tiled floor, tiled walls, whirlpool bath, separate power shower enclosure, ladder radiator, basin, low level w.c., extractor, spotlights and underfloor heating

BEDROOM 1 - Double bedroom with spotlights, satellite tv point, telephone point. VIEWS ACROSS THE CAR PARK TO BODINNICK.

BEDROOM 2 - Double/twin bedroom with satellite and tv point, telephone point, spotlights, glazed door to patio.

Outside
To the side of the property with access via the sitting room and bedroom is a block paved patio area with external down lights leading to a parking area for one car and level access to the road

Council Tax Band - C

EPC Rating - C

Tenure
Leasehold : 999 year lease commenced 2010.
Ground rent £100 pa.
Service Charge £800 pa.

AGENTS NOTE: Please note that the title states not to use the property for the purpose of any business, trade or profession.

Services
None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority
Cornwall Council

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