30 BRUNEL QUAYS, LOSTWITHIEL, PL22 0JB



A spacious and well presented three bedroom duplex apartment, situated within the stunning riverside development of Brunel Quays in the heart of the town.

Accommodation Comprises:- Entrance hall, first floor landing, cloakroom, lounge with balcony overlooking the river, kitchen/diner, bedroom, second floor landing, two further bedrooms, en-suite shower room, family bathroom, triple glazing, gas fired central heating and a covered parking space.

Offers Over £350,000

SITUATION

Brunel Quays is a prestigious and highly sought after development on the banks of the River Fowey and just a short level walk from the Tudor Bridge which crosses over to the town centre. Lostwithiel is steeped in history and renowned for its vibrant community, boasting a variety of independent shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is a main line train station on the Penzance to London line, a choice of two primary schools and a pre-school. Secondary schools are located at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre provides recreational and sporting facilities, located next to the King George V playing field.

ACCOMMODATION (All sizes approximate):-

Entrance
Front entrance door opening into:-

Entrance Hall
Tiled floor. Master telephone socket. Stairs rising to:-

FIRST FLOOR

Landing
Radiator. Built-in cupboard enclosing the electricity consumer unit. Turning staircase to second floor. Doors to lounge, kitchen/diner and bedroom three. Door to:-

Cloakroom
5' 7" x 2' 7" (1.69m x 0.80m) White low level W.C and pedestal wash hand basin. Radiator. Extractor fan.



Lounge
19' 0" x 11' 2" (5.79m x 3.40m) Two radiators. TV/satellite and telephone points. French doors opening to a Balcony with views overlooking the river.

Kitchen/Diner
17' 2" x 10' 6" (5.23m x 3.19m) (Maximum) The kitchen is fitted with a range of shaker style wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in single electric oven with four ring gas hob above and stainless steel extractor over. Integrated fridge, freezer and washing machine. Under-unit lighting. Part tiled walls. Radiator. Built-in cupboard enclosing a Glow Worm gas fired combination boiler. Large window to front elevation.

Bedroom Three
8' 2" x 5' 11" (2.49m x 1.80m) Radiator. Window to front elevation.

SECOND FLOOR

Landing
Radiator. Built-in cupboard. Doors to bedrooms and bathroom.

Bedroom One
19' 0" x 14' 10" (5.78m x 4.52m) (L-shape maximum) Three Velux roof windows to front elevation. Two radiators. Door to:-

En-Suite Shower Room
9' 4" x 3' 9" (2.84m x 1.15m) (Maximum) Suite comprising:- Single shower cubicle, white low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. Radiator. Extractor fan. Shaver light and socket.

Bedroom Two
19' 0" x 10' 8" (5.78m x 3.24m) (Maximum) Three Velux roof windows to rear elevation.

Family Bathroom
6' 7" x 5' 8" (2m x 1.72m) White suite comprising:- Panelled bath with mixer shower and side screen, low level W.C and pedestal wash hand basin. Radiator. Part tiled walls. Tiled floor. Extractor fan.



OUTSIDE
Covered parking space.

TENURE
Leasehold with the remainder of a 999 year lease commencing in 2004.

MANAGEMENT CHARGE
Currently £165 a month (£1980 a year), effective from 1st Nov 2025 - 31st Oct 2026 and is payable to Belmont Property Management.

ENERGY RATING
B (81).

DIRECTIONS
From the traffic lights on the main road (A390) in the centre of Lostwithiel, turn into Fore Street and follow the road down to the T-junction. Turn right over the Tudor bridge and then right again into Brunel Quays. No.30 is located halfway along on the right-hand side.



LOUNGE



BEDROOM ONE



KITCHEN



EN-SUITE SHOWER ROOM



DINING AREA



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM





VIEW FROM BALCONY AND REAR ELEVATION



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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ESTABLISHED 1865
Jefferys

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