MAY WHETTER & GROSE

APT 4 PENLEE, TOWER PARK, FOWEY, PL23 1JB
GUIDE PRICE £645,000









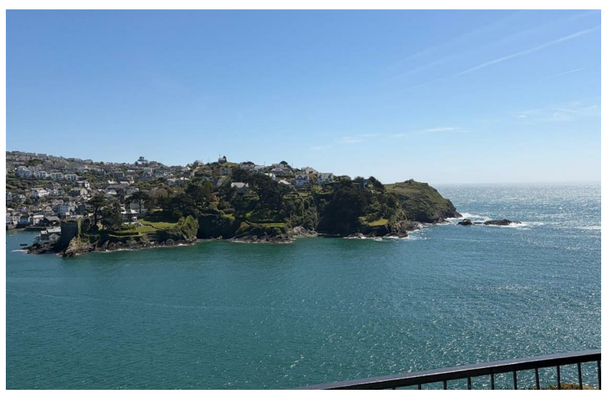
A BEAUTIFULLY PRESENTED 2 BEDROOM APARTMENT WITH STUNNING HARBOUR VIEWS EXTENDING FROM PONT CREEK TO POLRUAN AND OUT TO SEA. BALCONY AND ON SITE DESIGNATED PARKING. CLOSE TO READYMONEY BEACH AND SHORT WALK INTO TOWN. NO ONWARD CHAIN. IDEAL LOCK UP AND LEAVE OR HOLIDAY LET.

2nd Floor
Area (approx): 84.7 m² ... 912 ft²



Total Area: 84.7 m² ... 912 ft² (excluding balcony)

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 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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Fowey (01726) 832299 MAY WHETTER & GROSE www.maywhetter.co.uk info@maywhetter.co.uk











Apt 4 Penlee, Tower Park, Fowey, PL23 1JB

The Location
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.

The Property
Located in the popular Tower Park area, this lovely property benefits from fabulous harbour views with a balcony overlooking the harbour entrance and on site parking. The open plan living accommodation makes the most of the wonderful views and there are two spacious double bedrooms, one with en suite shower room, and a family bathroom.

The property is unrestricted in use and can be used as a main home, second home or luxury holiday let. Currently the property is let through Fowey Cottages - https://www.foweycottages.com/cottages/troy-lookout/

Accommodation
The apartment is accessed directly from Tower Park with shared steps leading to the entrance door. A communal hallway has stairs leading to 3 other apartments and there is a cupboard housing electricity meters.

Troy Lookout is located on the second floor of the building. The door opens to a hallway which leads into a lovely, light and airy open plan sitting/dining room with sliding doors opening to the balcony with stunning harbour views and out to sea. This property is all about the proximity to the water and with lovely light and views, this room certainly does not disappoint!

The well appointed kitchen is located to the rear of the room with cleverly designed breakfast bar to make the most of the views. There are a range of base and wall units with worksurface over. There is an integrated washing machine and space for fridge and separate freezer.

The hallway has 2 very useful storage cupboards and a step leads down to both bedrooms located to the rear of the property.

The principal bedroom is a generous size with windows looking to the rear garden/access to the communal garden, and has an en suite shower room complete with large walk in shower, WC and wash hand basin. A window, with bespoke slatted blinds, has a lovely view to the water.

The second double bedroom also benefits from en suite bathroom with panelled bath, WC and wash hand basin.

Outside
The property shares a very useful outhouse area, used for storage, bin store etc. Steps lead to the elevated communal garden which is located to the rear of the property and available for all 7 apartments.

Council Tax Band - Business Rates

EPC Rating - C

Agents Note
The property is held on the remaining terms of a 999 year leases which commenced in 1992. All flats own their share of the freehold via the management company.
Service Charge £3975.00 pa. when holiday let.
Council Tax - the property is currently classed for business rates however for residential purposes is classed as E.

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

Services
None of the services, systems or appliances at the property have been tested by the Agents.
Mains water, electricity and gas. Gas central heating, water meter.

Local Authority
Cornwall Council.