

INTRODUCING

BOL-Y-MAER

BUDE • CORNWALL

A COLLECTION OF BEAUTIFULLY CRAFTED APARTMENTS
IN THE STUNNING SEASIDE TOWN OF BUDE

PRESENTED BY

chosen



THE ULTIMATE DREAM HOME BY THE SEA

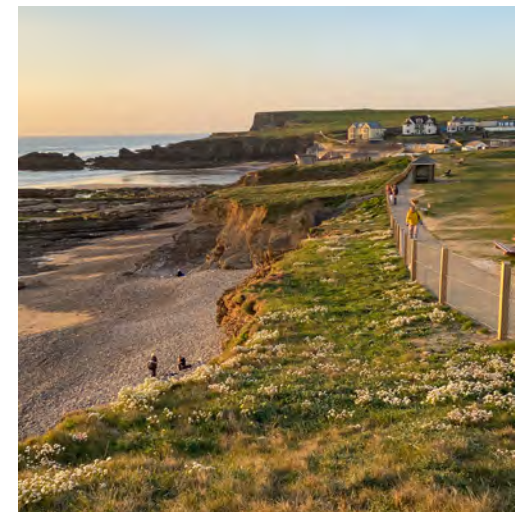
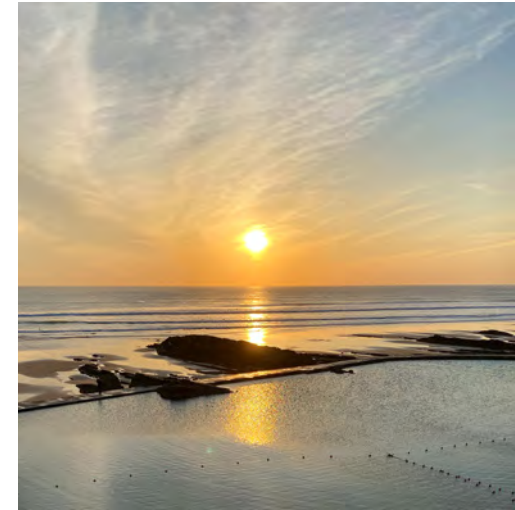
BEAUTIFUL BUDE

'Bol-Y-Maer' occupies a spectacular coastal position, overlooking Crooklets Bay. The extremely pretty and tranquil seaside town of Bude is an Atlantic coastal resort with 7 sprawling beaches less than 5-miles away. Scenic coastal walks, excellent surfing, a stunning sea pool (one of only 10 in the country), golf course, sea and coarse fishing and attractions such as the annual jazz and folk festivals, weekly food markets and arts and crafts exhibitions, make Bude an excellent location for visitors, holiday home owners and permanent residents alike.

Bude has a number of great places to eat and drink, all within walking distance, including 'The Beach at Bude', a highly-regarded boutique hotel and 'Life's A Beach', both overlooking Summerleaze Bay. The retail offering not only caters for everyday shopping requirements, but also includes year-round specialist food shops and an inspiring collection of independently owned businesses. The town also benefits from a popular primary and secondary school, doctors' surgeries and Stratton Hospital is nearby.

A section of Bude's coast which is located between Compass Cove to the south and Furzey Cove to the north, is a designated SSSI (Site of Special Scientific Interest) noted for its geological and biological interest and the South West coast path is just 50 yards from the Bol-Y-Maer apartments.

Bude also benefits from great transport connections, being superbly positioned off the The Atlantic Highway (A39) on the North East Coast allowing easy access across Cornwall and Devon, with good links to Newquay and Exeter International Airports. Additionally, the town offers frequent bus links to Barnstaple, Exeter and Plymouth.



ABOUT THE DEVELOPMENT

Located in the vibrant and picturesque seaside town of Bude, 'Bol-Y-Maer' is a prestigious new development of exquisitely styled apartments with an impressive central entrance space, communal indoor swimming pool, superb views across Crooklets bay and only a short walk from the town centre.

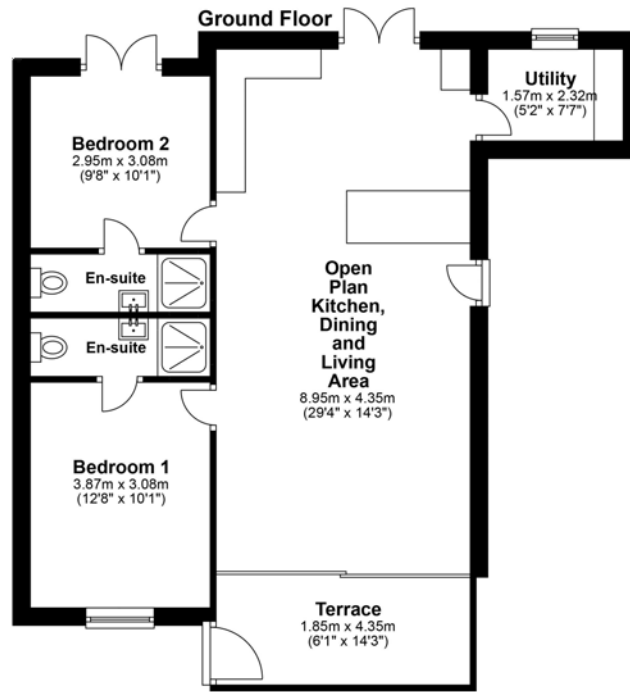
Modern and stylish, these individually designed apartments are distributed across three floors with a bright and sunny South Westerly orientation to maximise sunshine hours and natural light. With a choice of layouts, each apartment has been designed with premium finishes, quality appliances and generous outdoor spaces with gardens or balconies, creating an elegant yet contemporary place to live that is peaceful, relaxing and tranquil.

Offering breath-taking views across Crooklets Bay, Bude Downs and the Bude & North Cornwall Golf Course, this stunning development with modern interiors, stylish kitchens and minimalist bathrooms is the very embodiment of luxury seaside living.





EXQUISITELY STYLISH DESIGN

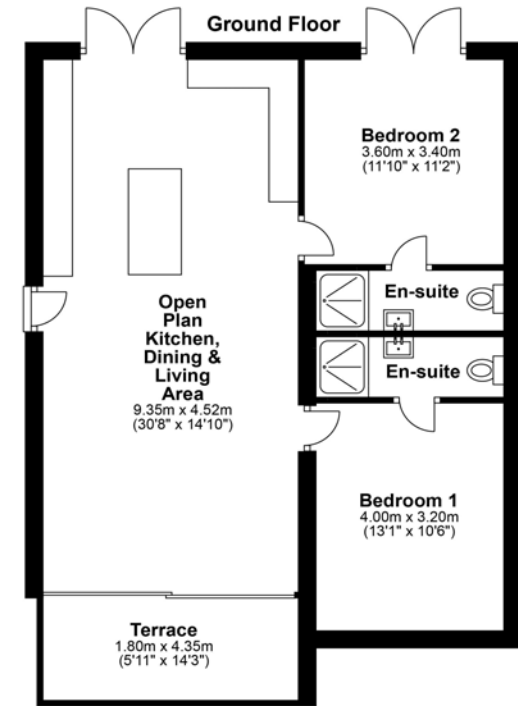


Total area: approx. 82.68 sq. metres (890.06 sq. feet)
Apartment 1, Bol-Y-Maer

GROUND FLOOR Apartment 1

Open Plan Living	8.95m x 4.35m (29'4" x 14'3")
Bedroom 1	3.87m x 3.1m (12'8" x 10'1")
Bedroom 2	2.95m x 3.08m (9'8" x 10'1")
Terrace	1.85m x 4.35m (6'1" x 14'3")

Approx. Gross Internal Area:
82.68 sq m / 890.06 sq ft

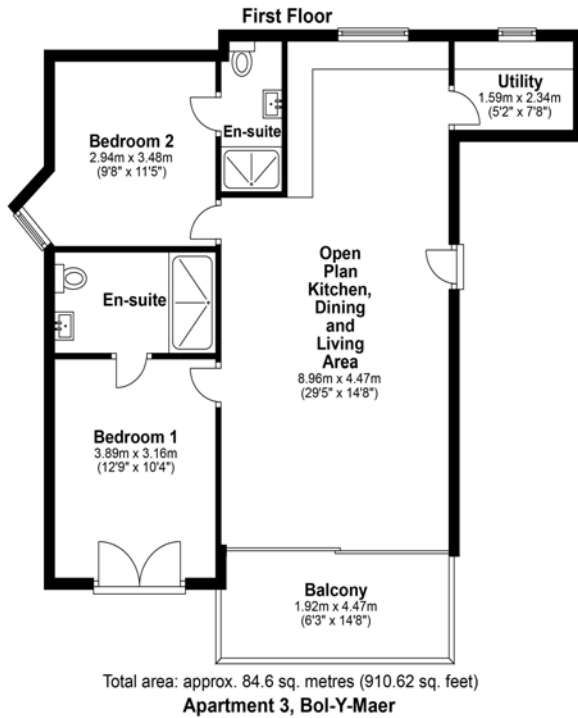


Total area: approx. 82.48 sq. metres (887.91 sq. feet)
Apartment 2, Bol-Y-Maer

GROUND FLOOR Apartment 2

Open Plan Living	9.35 x 4.52m (30'8" x 14'10")
Bedroom 1	4.00m x 3.2m (13'1" x 10'6")
Bedroom 2	3.6mm x 3.4m (11'10" x 11'2")
Terrace	1.8m x 4.35m (5'11" x 14'3")

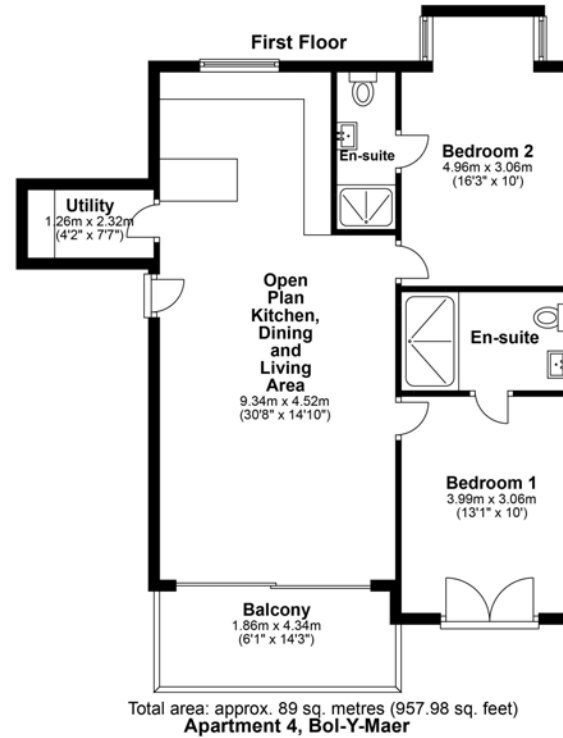
Approx. Gross Internal Area:
82.48 sq m / 887.91 sq ft



FIRST FLOOR Apartment 3

Open Plan Living	8.96m x 4.47m (29'5" x 14'8")
Bedroom 1	3.89m x 3.16m (12'9" x 10'4")
Bedroom 2	2.94m x 3.48m (9'8" x 11'5")
Balcony	1.92m x 4.47m (6'3" x 14'8")

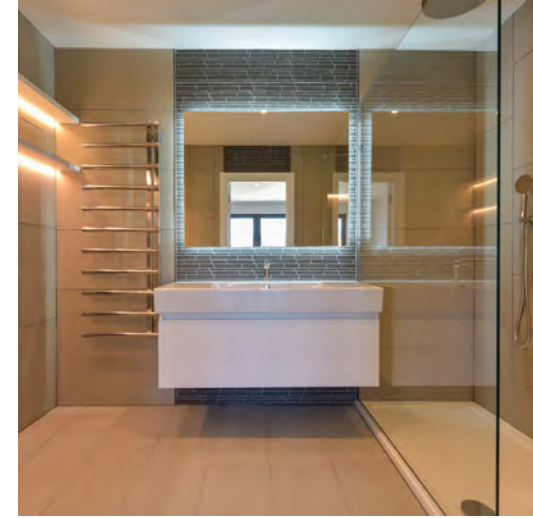
**Approx. Gross Internal Area:
84.6 sq m / 910.62 sq ft**



FIRST FLOOR Apartment 4

Open Plan Living	9.34m x 4.52m (30'8" x 14'10")
Bedroom 1	3.99m x 3.06m (13'1" x 10')
Bedroom 2	4.96m x 3.06m (16'3" x 10'")
Balcony	1.86m x 4.34m (6'1" x 14'3")

**Approx. Gross Internal Area:
89 sq m / 957.58 sq ft**



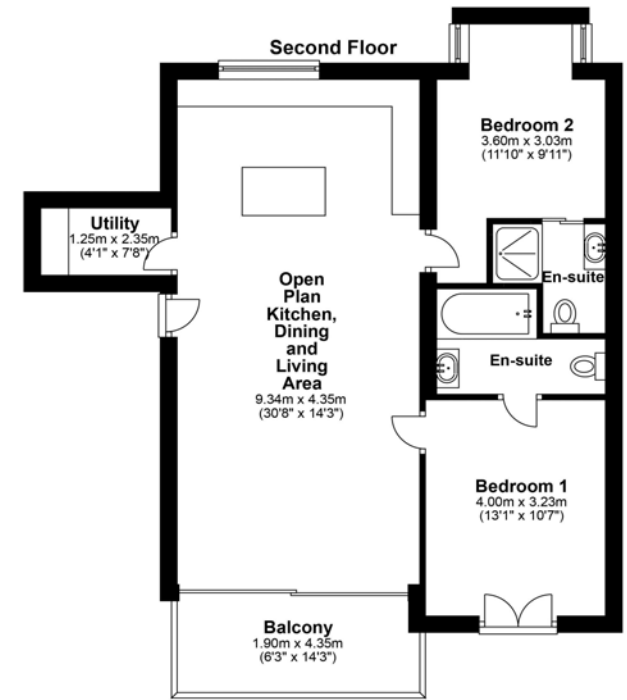


Total area: approx. 84.6 sq. metres (910.62 sq. feet)
Apartment 5, Bol-Y-Maer

SECOND FLOOR Apartment 5

Open Plan Living	8.95 x 4.32m (29'4" x 14'2")
Bedroom 1	3.80m x 3.10m (12'6" x 10'2")
Bedroom 2	3.33m x 3.07m (10'11" x 10'1")
Balcony	1.90m x 4.32m (6'3" x 14'2")

Approx. Gross Internal Area:
84.6 sq m / 910.62 sq ft

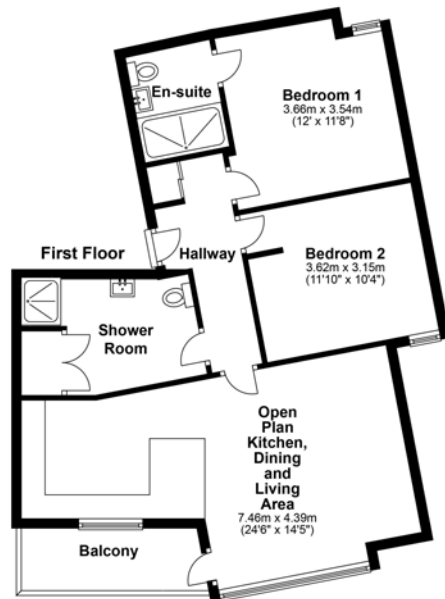


Total area: approx. 89 sq. metres (957.98 sq. feet)
Apartment 6, Bol-Y-Maer

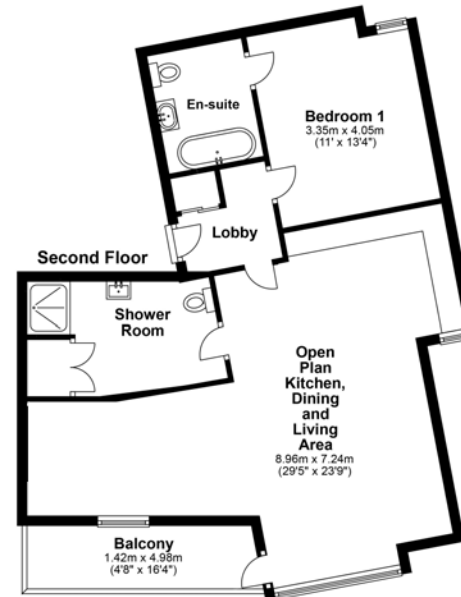
SECOND FLOOR Apartment 6

Open Plan Living	9.34 x 4.35m (30'8" x 14'3")
Bedroom 1	4.0m x 3.23m (13'1" x 10'7")
Bedroom 2	3.6m x 3.03m (11'10" x 9'11")
Balcony	1.9m x 4.35m (6'1" x 14'3")

Approx. Gross Internal Area:
89 sq m / 957.98 sq ft



Total area: approx. 80.9 sq. metres (870.8 sq. feet)
Apartment 7, Bol-Y-Maer



Total area: approx. 80.9 sq. metres (870.8 sq. feet)
Apartment 8, Bol-Y-Maer

FIRST FLOOR

Apartment 7

Open Plan Living	7.46 x 4.39m (24'6" x 14'5")
Bedroom 1	3.66m x 3.54m (12' x 11'8")
Bedroom 2	3.62m x 3.15m (11'10" x 10'4")
Balcony	1.42m x 4.98m (4'8" x 16'4")

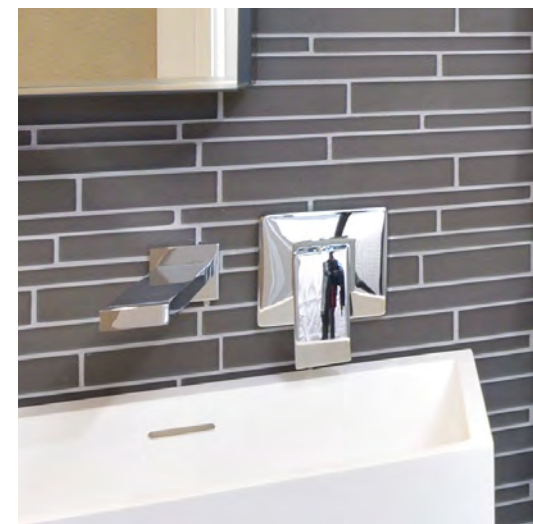
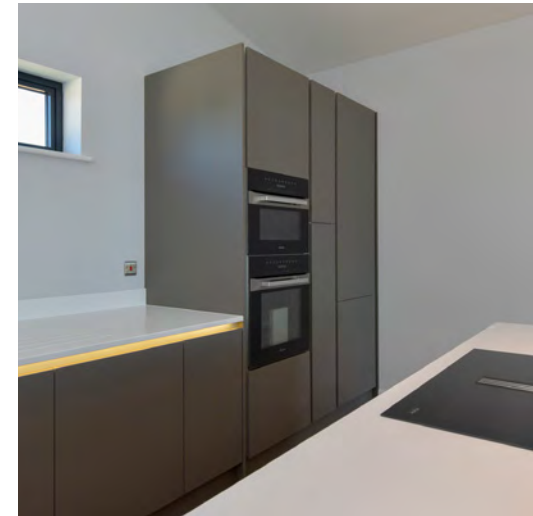
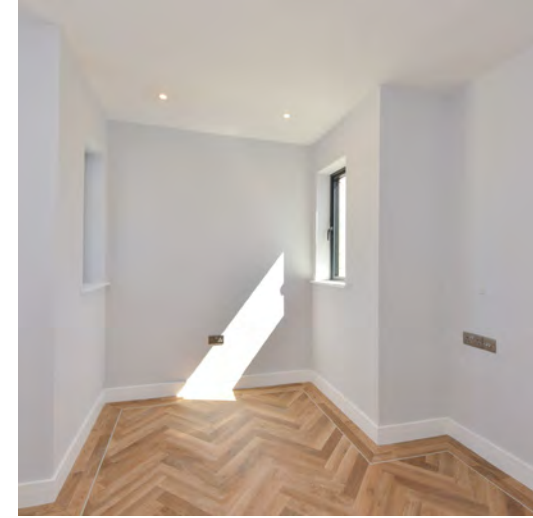
Approx. Gross Internal Area:
80.9 sq m / 870.8 sq ft

SECOND FLOOR

Apartment 8

Open Plan Living	8.96 x 7.24m (29'5" x 23'9")
Bedroom 1	3.35m x 4.05m (11' x 13'4")
Balcony	1.85m x 4.35m (6'1" x 14'3")

Approx. Gross Internal Area:
80.9 sq m / 870.8 sq ft



SPECIFICATION

A high quality specification handpicked to suit the most discerning of tastes and to meet all the needs of a modern coastal lifestyle.

COMMUNAL AREAS

- Fixed recessed mat wells to all external entrances
- Entrances, communal stairs and landings fitted with luxury Karndean flooring
- Light and open communal areas with feature windows and luxury glass partitioned smoke lobbies
- Recessed, pendant and stair lighting
- Bespoke fabricated hand rails and balustrades

KITCHENS

Professionally bespoke design 'contemporary' kitchens which include:

- Under unit lighting
- Corian worktops
- Miele integrated appliances

APARTMENTS

- Painted walls and ceilings
- Internal painted feature hardwood doors
- Contemporary Ironmongery
- Double glazing throughout
- High specification sliding patio doors to gardens, terraces and balconies. French window to Juliet balconies
- Feature marine grade stainless steel and glass handrails to balconies and terraces
- Luxury Karndean flooring throughout

RANGE OF BUILT-IN MIELE APPLIANCES INCLUDING:

- Single electric oven
- Microwave combination oven
- 2 In 1 Induction Hob with integral countertop extractor
- Integrated 70/30 frost-free fridge freezer
- Integrated dishwasher
- Integrated washer/dryer



BATHROOMS

- Contemporary white wall mounted sink and WC
- Enclosed shower cubicle with thermostatic mixer shower
- Quality chrome taps
- Stylish full height ceramic wall tiling
- Ceramic floor tiles
- Large feature mirror
- Heated feature towel rail
- Chrome rimmed recessed down lights

ELECTRICAL

- Recessed lighting throughout
- TV, satellite and BT points

BROADBAND

- BT full fibre broadband with speeds up to 1Gbps

POOL

- 12 meter integral indoor heated pool
- Heatstar air heating and ventilation system
- Changing area with shower and WC
- Water feature
- Feature texture tiled wall and lighting

SECURITY

- Video and audio entry system
- Mains operated smoke detectors
- Lockable windows

SERVICES

- Metered services to be provided including, electricity & water
- 10 year Build Zone warranty (valid from the date of completion of construction)

CAR PARKING

- One allocated space per apartment

TENURE

- A new 999 year lease at a peppercorn rent and no rent reviews
- For the maintenance of the swimming pool and heating, lighting and cleaning of the common areas a service charge of £1,200 per annum will be charged. This will be fixed for the first 3 years. The management company will be transferred equally to the owners of the apartments within 18 months of the sales completing

HOLIDAY LETTINGS

- www.beachretreats.co.uk have surveyed the apartments and have provided an estimate of the income for the apartments of between £46,000 and £50,000 per annum. Please contact Julie Coombes at Beach Retreats for further information





CRAFTMANSHIP

The apartments have been constructed using NUDURA, a ground breaking and world leading system of Insulating Concrete Formwork (ICF). Building with Insulating Concrete Formwork provides a variety of benefits over traditional home insulation including allowing properties to be built stronger, more energy efficient, sustainable, with great sound insulation and with better thermal massing and bridging.

Each apartment is fitted with its own state of the art Nilan indoor climate system with integrated heat pump. The units offer round the clock ventilation ensuring an excellent indoor climate. Hot water is produced via the heat pump and delivered from an integral cylinder. The heat pump tempers the incoming air from the ventilation system in the winter and also pre-cools it in the summer months.

FINDING YOUR DREAM COASTAL APARTMENT

Address: Bol-Y-Maer Apartmernts, Maer Down Road, Bude, Cornwall, EX23 8NG

BY CAR:

Bideford – 25 miles away

Port Isaac – 26 miles away

Wadebridge – 28 miles away

Polzeath – 29 miles away

Rock – 31 miles away

Newquay – 44 miles away

Padstow – 36 miles away

BY TRAIN:

Dockyard Railway Station, Plymouth – 44 miles away

Exeter St Davids Station, Exeter – 52 miles away

Please note: These particulars are produced in good faith and are set out as a general guide only. They do not constitute or form any part of an offer or any contract.





CONTEMPORARY SEASIDE LIVING

BOL-Y-MAER

BUDE • CORNWALL

GET IN TOUCH:

Bol-Y-Maer, Bude is marketed through Chosen Home. Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released.

Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the development.

Viewing is by prior appointment with Chosen Home on
08000 886996 or email team@chosenhome.com

chosen

Bol-Y-Maer Apartments, Maer Down Road, Bude, Cornwall, EX23 8NG