



MAY WHETTER & GROSE

**APARTMENT 27 OCEAN HOUSE SEA ROAD,
CARLYON BAY, PL25 3FX
OFFERS IN EXCESS OF £325,000**



****PRICED TO SELL OFFERS OVER £325,000 ** OFFERED WITH NO ONWARD CHAIN AND LOCATED ON ONE OF CORNWALL'S MOST PRESTIGIOUS PRIVATE ROADS BEHIND BEAUTIFULLY LANDSCAPED GARDENS AND ELECTRIC GATED ACCESS, ENJOYING SEA VIEWS FROM A PREDOMINANTLY SOUTH FACING COMMUNAL ROOF TERRACE IS THIS PREMIUM LEVEL FINISHED LUXURY 1ST FLOOR RESIDENCE AND WELL POSITIONED A SHORT DISTANCE FROM THE GOLF COURSE, COASTAL FOOTPATH, AND BEACHES, WITH LOCAL AMENITIES AND SUPERMARKETS A SHORT DRIVE AWAY. A LIFESTYLE LIVING APARTMENT FOR THOSE 55 YEARS OLD AND OVER. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THIS FABULOUS POSITION AND QUALITY OF FINISH THROUGHOUT. EPC - B
PLEASE SEE IMPORTANT AGENTS NOTES**



Location



Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, Edie's restaurant and a 4* hotel with two restaurants, and both Indian and Chinese restaurants close by. The historic Port of Charlestown is a popular Georgian harbour side village, located approximately one mile away and can also be reached by the coastal footpath almost opposite the property, and is situated around a picturesque inner and outer harbour with pebble beaches. The harbour has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark, and also offers guest houses, with excellent restaurants, and a selection of public houses. Approx two miles away is St Austell town centre.

Directions

From St Austell head out to Carlyon Bay towards the beach, taking the right hand junction almost opposite the Golf Course entrance onto Sea Road. The Carlyon Bay Hotel will appear on your left hand side and the electric gated access into the development will be on your right. Allocated parking to the rear. For ease for your first visit please park along Sea Road where it is safe to do so, take the pedestrian entrance into the site.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.



From the communal lounge there will be a lift or staircase to the apartment. The apartment door opens. Electric gated access to the side leads to the parking area.



Carpeted flooring throughout. Doors through into all accommodation.

Store Room

The under floor heating system and boiler plus the Vent Axia Heating Exchange Unit, will be found here.

Bathroom

7'1" x 7'5" - max (2.17 x 2.28 - max)



A high standard of finish with a luxury white suite comprising integrated low level WC and vanity wash basin with cupboard beneath and work top surface over. The feeling of space is further enhanced by the large wall mirror with shaver socket to the side. Deep panelled bath with curved glazed shower screen, rain effect shower head and separate attachment finished with part tiled wall surround. Chrome heated ladder towel rail. Recessed spotlights.

The entrance hallway widens giving double door access into the main living area.

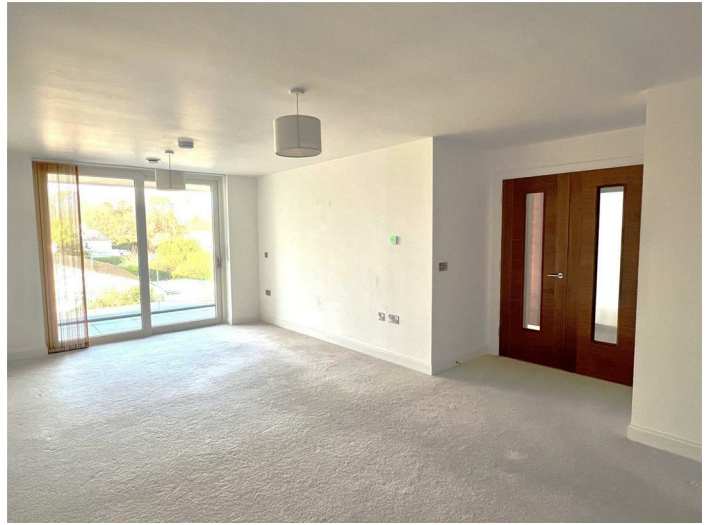
Main Living Area

11'2" x 31'11" - max over kitchen work surface (3.41 x 9.73 - max over kitchen work surface)



Within the main living area are an ample array and thoughtfully laid out wall mounted sockets plus television and telephone points. Pull back vertical blinds. Double glazed sliding door lead out onto the covered balcony terrace. Kitchen comprises a range of cream fronted wall and base units with strip wood work surface over with matching splashback. Four ring Neff hob with extractor over. Integrated oven with

slide away door and in-built microwave above. Further integrated appliances of fridge, freezer and dishwasher. The kitchen area has recessed spotlighting. Arch through into utility/store area with further matching base units and integrated washer/dryer with work surface over and sockets plus recessed spotlights.



Bedroom

11'1" x 9'6" - max (3.40 x 2.92 - max)



With double glazed doors and side panels leading out onto the balcony also with pull back vertical blinds. Double wall mounted sockets together with television and telephone points. Open wardrobe arch offers a useful work station also with power and lighting, and has the original in-built wardrobes.

Principal Bedroom

10'10" x 19'10" - max (3.32 x 6.05 - max)



Pull back vertical blinds to door which leads out onto the covered balcony terrace. In the main bedroom area four double wall mounted sockets plus television and telephone points. Sliding mirrored fronted doors into in-built wardrobes and door through into en-suite.

En-Suite



Similarly finished to the main bathroom incorporating low level WC with hidden cistern and hand wash basin with cupboard beneath. Large wall mounted mirror with shaver socket beside. Finished with two tone tiled wall surround and walk in shower with shower head attachment and rain effect shower head with further attractive tiled flooring. Behind the door chrome heated towel rail. Door into recessed storage.

Outside



Ocean House is set back behind beautifully landscaped formal gardens with electric gated access. The allocated parking to the rear where there is also storage facilities and further visitor parking. The further benefits of Ocean House are the communal roof terrace with views over the gardens and out across St Austell Bay. Carlyon Bay Hotel gold course has a wonderful SPA and 18 hole golf course. The beach and coastal footpath are just a few minutes away.

Tenure

Leasehold, see agents notes

Important Agents Notes

The property is leasehold from January 2017 for 999 years.

Ground Rent is £495 per annum with a review in January 3015

Service Charge is £4,339.36 per annum (afterwards per financial year ending 30th June 2025 and covers all maintenance for the building and grounds including window cleaning, gardening and up keep of the exterior of the building and communal areas, 24 hour emergency call system, monitored fire alarms and door entry systems, maintaining lifts, heating and lighting in communal areas. The service charge also includes water and sewage rates Contingency fund including internal and external redecoration of communal areas, building insurance.

The service charge does not cover things like council tax, electricity or TV.

Its a lifestyle living apartment for 55 years old and over.

Probate has been granted.

Council Tax Band - D

Services

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

Floor Area

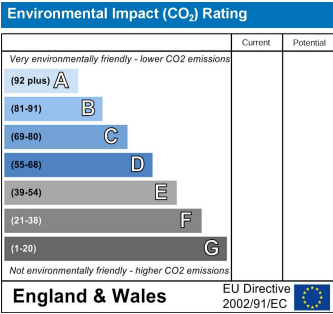
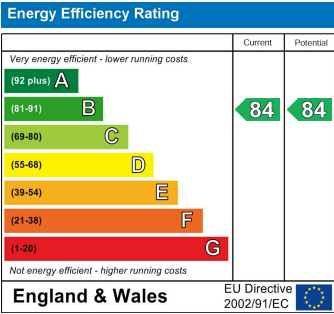
Please note the floor area measurement has been taken from the EPC.

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





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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