



M A Y W H E T T E R & G R O S E

FLAT 7 CARLYON COURT SEA ROAD, CARLYON BAY, PL25 3SH GUIDE PRICE £350,000



SET BACK BEHIND ELECTRIC GATED ACCESS IN BEAUTIFULLY KEPT LANDSCAPED GARDENS, A SHORT DISTANCE FROM THE COASTAL FOOTPATH, GOLF COURSE AND BEACHES IS THIS IMPRESSIVE THREE BEDROOM FIRST FLOOR LUXURY HIGH END APARTMENT WHICH FORMS PART OF A SMALL SELECT HIGH END PREMIUM DEVELOPMENT OF EIGHT APARTMENTS IN TOTAL. OFFER SPACIOUS OPEN PLAN STYLE LIVING ACCOMMODATION WITH MODERN RE-FITTED KITCHEN AND THREE DOUBLE BEDROOMS, PRINCIPAL WITH LARGE EN-SUITE AND SEPARATE FAMILY BATHROOM. BALCONY ENJOYING AN OUTLOOK OVER THE COMMUNAL GARDENS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE SIZE AND WONDERFUL POSITION ON ONE OF CORNWALL'S MOST SOUGHT AFTER ROAD LOCATIONS. EPC - B *SEE 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 Chinese restaurants. Charlestown which is a popular Georgian harbour side village, is approximately one mile 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 beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats, and 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, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions

From St Austell head out to Carlyon Bay, along Beach Road past the Charlestown Primary School on your left hand side, heading down towards the beach. You will see the coastline appear in front of you, take the right hand turn onto Sea Road towards to The Carlyon Bay Hotel and immediately on the right hand side the electric gated access to the parking area. There is also an electric gated pedestrian access located on the corner of Beach Road next to the bus stop.

Accommodation

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



From the brick paved allocated parking area, there is a communal path which leads to side entrance which is shared with another apartment. Handrails to both sides. Door into the apartment.

Entrance Hall



Engineered oak wood flooring, with recessed floor courtesy lighting. Doors to all internal living space and further door into storage. Entry phone system. Wall mounted radiator.

Open Plan Living Area

26'3" x 13'8" widening to kitchen area 23'5" max (8.01 x 4.18 widening to kitchen area 7.14 max)



An impressive open living area with modern engineered strip wood flooring. Doors open out onto the balcony which enjoys an outlook down over the gardens. Recessed spot lighting throughout. In the kitchen area a high level window. The kitchen has recently been refitted and modernised and thoughtfully designed and laid out. Incorporates in-built appliances of fridge, freezer, eye level NEFF oven with slide away opening and integrated Bosch dishwasher, four ring electric hob with extractor over. All finished with stone work surface with splashback incorporating one and half bowl stainless steel sink. Wall cabinets and large deep pan drawers.



Bedroom
9'4" x 16'2" - max (2.85 x 4.93 - max)

Double glazed window to the front with radiator beneath. Currently used as an office/work station this could also be used as a formal dining room if required.

Family Bathroom

7'11" x 6'9" (2.42 x 2.08)



Two toned fully tiled wall surround with decorative border. Comprising low level WC with hidden cistern, panelled bath with curved glazed shower screen with integrated shower system. Floating hand basin with mixer tap. Chrome heated towel rail behind the door.

Bedroom

17'10" x 11'8" - max (5.45 x 3.58 - max)



Please note slightly reduced headroom at far end. Double glazed window with fitted blind, enjoying an outlook over the communal garden areas and parking. Radiator to side.



Principal Bedroom

11'4" x 18'11" (3.46 x 5.79)



This impressive spacious bedroom also enjoys a similar outlook from a double glazed window with Roman blind and radiator to the side. Door into en-suite.

En-Suite

6'5" x 9'0" - max (1.98 x 2.76 - max)



Also finished with a fully tiled walls and floor. Similar fitted features of low level WC with hidden cistern, floating hand basin with mixer tap and glass mirror vanity storage above. Opening into large shower cubicle with integrated shower system. Chrome heated towel rail.

Outside



The apartment is set back amongst beautifully landscaped gardens offering an abundance of trees, shrubbery and planting which you can enjoy from the balcony. Outside courtesy lighting. Further patio seating areas and each apartment comes with an outdoor storage facility. Bin and recycling store.



Agents Notes

Leasehold Apartment

999 year lease commenced 1st January 2006
Service Charge £3,000 per annum (paid quarterly)
covers up keep of all communal areas, gardens, gates, stairs, car park.

Two allocated parking spaces

Carlyon Court Management Co Ltd

Council Tax Band - D

Broadband and Mobile Coverage

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

Services

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

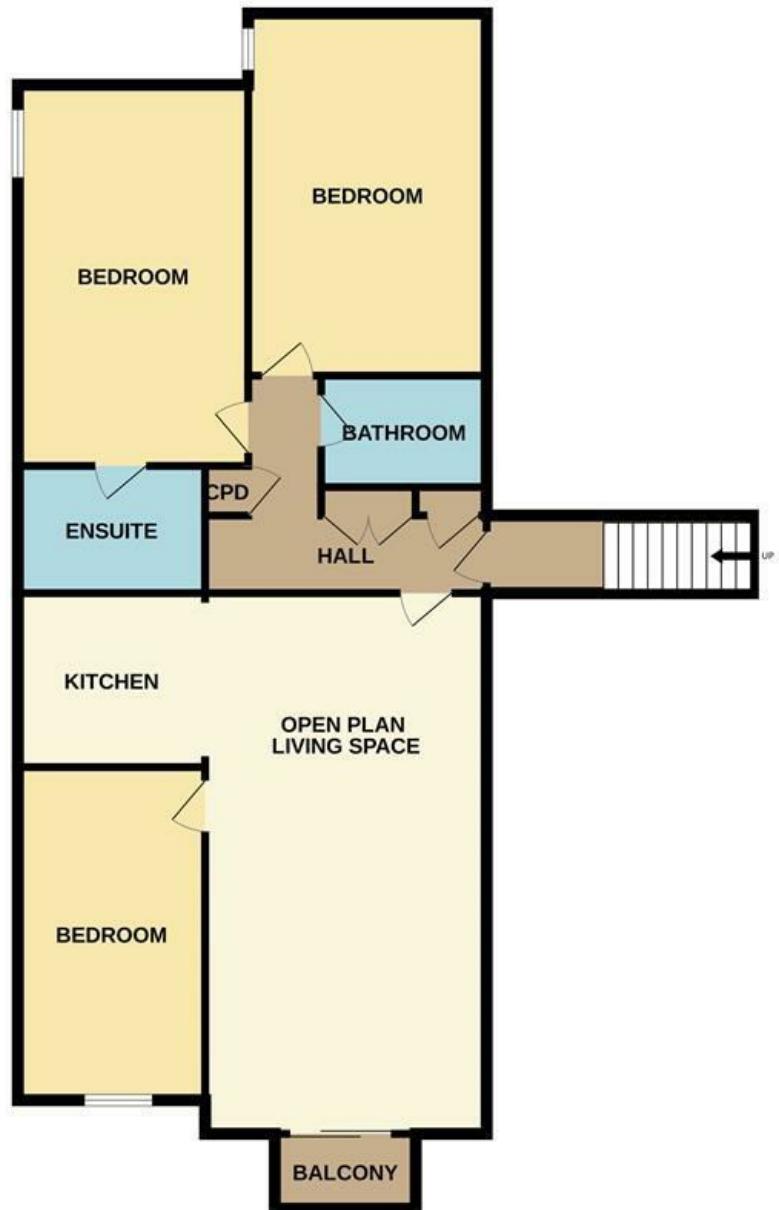
Viewings

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items appearing on the plan are approximate only 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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