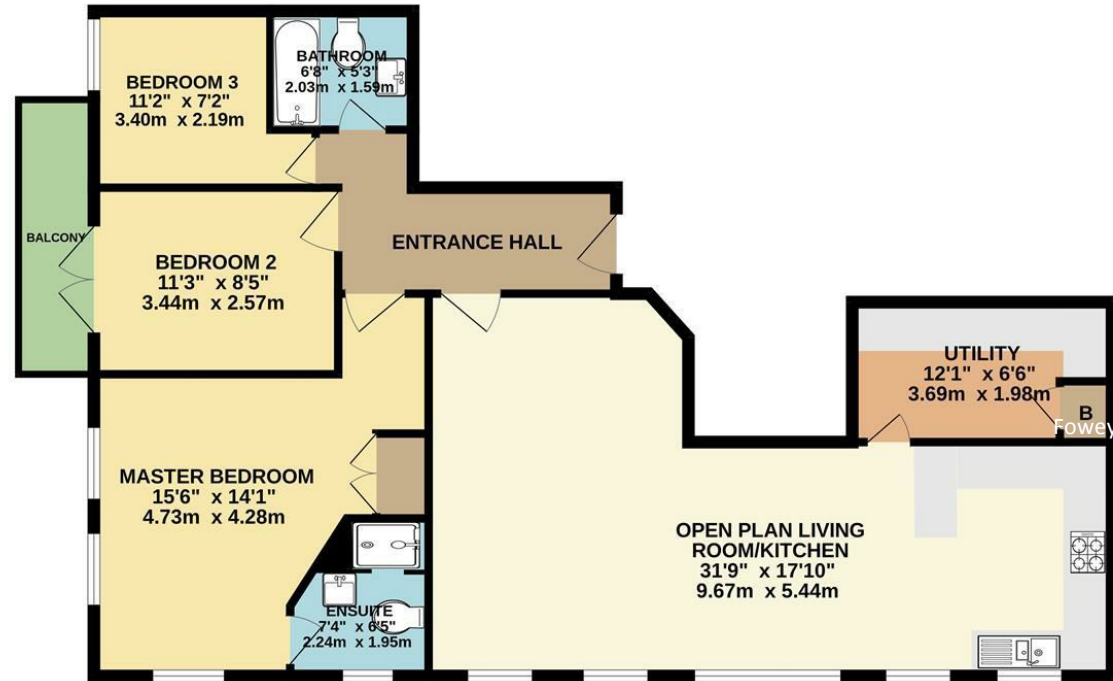




SECOND FLOOR  
1019 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 sq.m.) approx.

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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MAY WHETTER & GROSE

19 BLUE MILL STATION ROAD,  
FOWEY, PL23 1AU  
GUIDE PRICE £425,000



**A BEAUTIFULLY PRESENTED, MODERN AND SPACIOUS THREE BEDROOM APARTMENT WITH A BALCONY AND RIVER VIEWS. IDEALLY SITUATED FOR WATER ACCESS. ADJACENT CAR PARKING AND A SHORT LEVEL WALK TO THE CENTRE OF FOWEY.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk



## 19 Blue Mill Station Road, Fowey, PL23 1AU

### 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 just an easy and short walk from the town centre, this 3 bedroom apartment oozes style and elegance. Decorated to a high standard, the spacious living area, bedrooms and balcony offer stunning views of the river, an ideal location to watch pleasure boats, fishing boats and people messing about on the river.

This second floor apartment has the advantage of elevated views of the Fowey River estuary. There is the convenience of parking close by and access to a free public slipway with adjacent facilities for small boat and kayak storage all within a 100 metres.

It is a level walk into the town centre with all its eclectic mix of shops, bars and restaurants.

A video entry system provides a secure entrance to the building with stairs and a communal lift to all floors. Located on the second floor, number 19 opens to a hallway leading to the stunning and spacious open plan living area, combining a well appointed kitchen with AEG double oven cooker, microwave, fridge/freezer and AEG dishwasher. Full height floor to ceiling windows look out towards the river with the kitchen, dining area and sitting room offering those all important river views.

A generous utility room provides a storage area, with a washer/dryer, airing cupboard and a range of kitchen units and work surfaces.



From the hallway, doors open to all bedrooms and bathroom.

The beautiful principal bedroom with apex roof, makes for a light and airy room offering river views, an en-suite shower room with heated towel rail and built in storage cupboard.

The current vendors have added a private balcony which leads off from the second double bedroom and gives the apartment a lovely space to relax and enjoy watching the river.

A third single bedroom could be used as an office or study if needed. The apartment has a family bathroom, again elegantly presented with bath, shower and heated towel rail.

The apartment has underfloor heating throughout the bedrooms and bathrooms.

This property would suit someone looking for a spacious lock up and leave, low maintenance property. Prior to the current owners, who have enjoyed it as a much loved second home, the property had a successful lettings history. Contents are available by separate negotiation.

### EPC Rating C

### Council Tax Band - E

### Tenure

The property is held on the remains of a 999 year lease, commenced in 2012 - this is currently being updated due to the purchase of the Freehold

Service Charge : approx. £2911 per annum

The property is leasehold with the vendors owning a share of the freehold.

### Services

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

### Viewing

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

### Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR