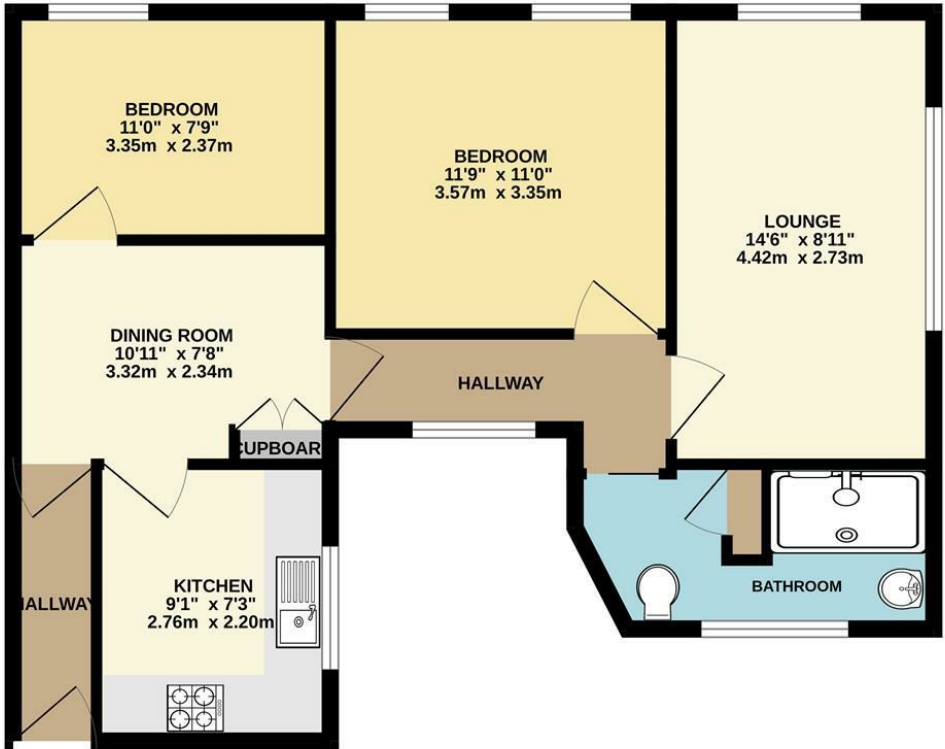




GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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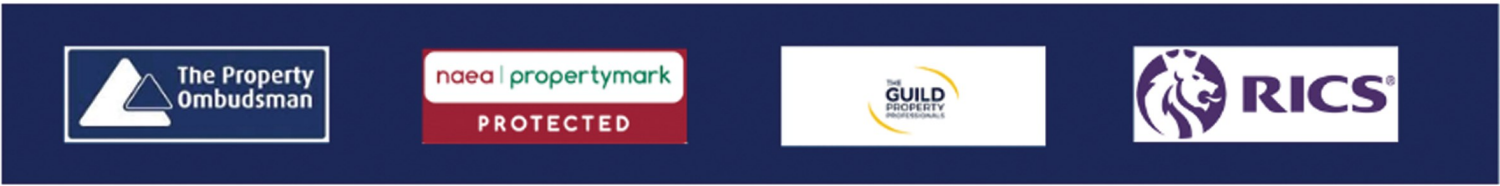
**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTONS ACT 1991**  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers 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.



**17 LOSTWITHIEL STREET,  
FOWEY, PL23 1BE  
GUIDE PRICE £250,000**



**A WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT/APARTMENT, CLOSE TO THE TOWN CENTRE. IDEAL AS A HOME FOR A LOCAL COUPLE, OR LOCK UP AND LEAVE. ACCESS TO AN EXTERNAL COURTYARD AREA TO SIT AND RELAX, AS WELL AS THE POSSIBILITY TO STORE A CANOE AND OTHER BOATING EQUIPMENT BENEATH THE CANTILEVERED, GALVANISED STAIRS.**







## 17 Lostwithiel Street, Fowey, Cornwall, PL23 1BE

An opportunity to purchase a 2 bedroomed property, situated a short distance from the Town Quay and amenities which are highlighted in Fowey's Official Visitor Guide.

Well presented, the property is ideal as a home for people working in Cornwall, or as a 'lock-up and leave' flat. Apart from the 'blue infrastructure' of the estuary, there is also the 'green infrastructure' of the very local countryside paths.

**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. There is also a local bus service where the bus stop is situated across from the Safe Harbour Pub, which is within a short walking distance of the flat.

**The Property**  
The property is located on the first floor of the building and is one of three flats in the block. Upgrades by the current owner include: new windows and external door, new bathroom, installation of Dimplex Quantum electric heating, LED lighting and a new energy efficient hot water tank. Recent investments in the property since 2018 have focused on energy efficiency. Regarding the flat roof element of the 'block' to the rear (the main part of the original stone built building has a pitched roof), new insulated roofs were installed in the Autumn of 2021 with the benefit of a 15 year icopal guarantee.

The flat is held on a 999 - year lease. The owner of the Flat - like the owners of the other two flats in the complex - is a Director of the management company that holds the freehold reversionary interest. Each of the 3 flat owners is responsible for one third of the maintenance costs and insurance costs. NO ground rent payable.

Accessed via galvanised steps leading to the front door, the hallway opens to a dining area with door leading to the kitchen. A further door opens to bedroom 2, currently configured as a twin bedroom.

A hallway leads through with doors opening to the principal bedroom with two windows to Lostwithiel Street, and on to the light and airy sitting room, which is dual aspect and offers a view down Lostwithiel Street and a glimpse of the Estuary.

There is also a newly fitted and stylish bathroom with WC, wash hand basin and shower.



- Accommodation**  
(with approximate measurements shown on the floor plan)
- Entrance Porch
  - Hallway
  - Kitchen
  - Sitting Room
  - 2 Double Bedrooms
  - Bathroom
  - Shared use of Outside Space
  - Storage area located under galvanised steps
  - Town Centre Location

**Outside**  
There is access to the external, enclosed area on the ground floor along with the other 2 Directors of the Management Company who (respectively) own the top floor flat and the bottom floor flat.

**EPC RATING D**  
The Energy Performance Certificate is available upon request. Following receipt of planning permission consent, the new door and windows in the Flat were installed in 2018. They have the benefit of a 10 year guarantee, which is available upon request.

**Council Tax Band - B**

**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. However, the Vendor confirms that the Flat is fully electric with access to water.

**Local Authority**  
Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL23 5DR