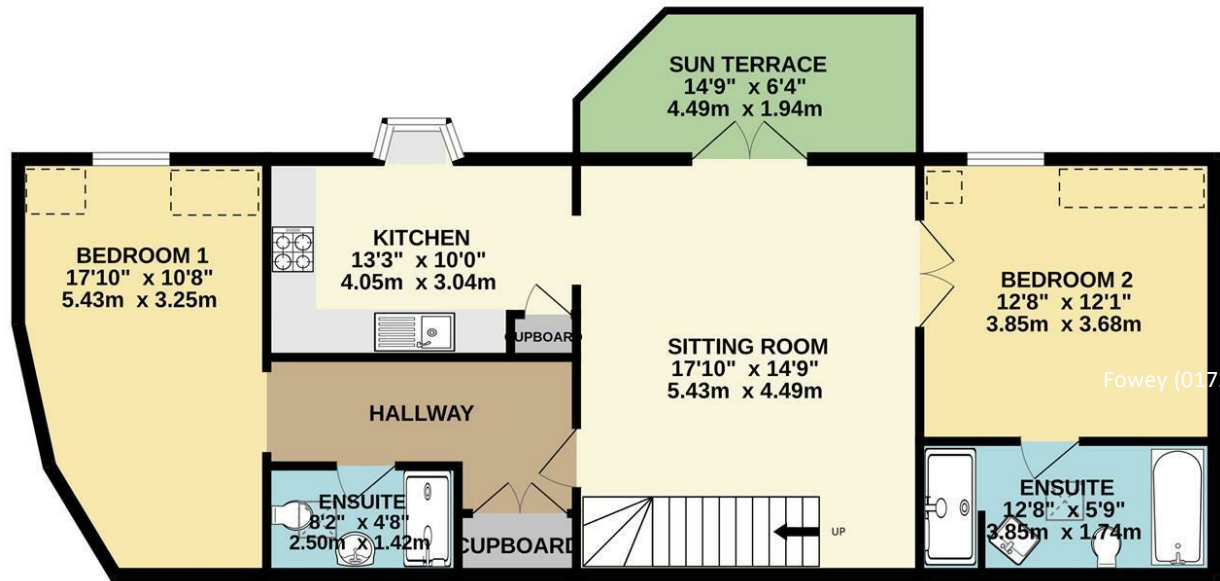




FLOORPLAN
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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**APARTMENT 1, COBBS WELL, HOUSE 20 PLACE ROAD,
FOWEY, PL23 1DR
PRICE GUIDE £595,000**



A BEAUTIFUL 2 BEDROOM APARTMENT CLOSE TO THE CENTRE OF TOWN WITH ON SITE PARKING AND FABULOUS VIEWS FROM THE PROPERTY AND BALCONY. FINISHED TO A HIGH SPECIFICATION AND OFFERED WITH NO ONWARD CHAIN.

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.





Apartment 1, Cobbs Well, House 20 Place Road, Fowey, PL23 1DR

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
 Cobbs Well House is a collection of 6 stylish and individual apartments. The property was renovated in 2018/19.

Apartment 1 is a stunning two bedroom apartment with large balcony and views across the town to the harbour.

The apartment forms part of the renovation of this historic Fowey property and has been finished to an incredibly high specification, including George Robinson bespoke kitchen, stylish bathrooms, hand crafted ash staircase, oak flooring and underfloor heating throughout. Located on the 2nd floor with high ceilings, the apartment has a lovely light and airy feel.

The accommodation comprises elegant staircase leading to attractive sitting room with double doors opening to a large balcony with stunning views. There are two individual bedrooms both with en suite facilities and a well-appointed kitchen with large marble worksurface and a number of integrated appliances. A bay window provides a spacious window seat offering a lovely view to the harbour and a glimpse of the sea. There is space for a dining table and chairs.

All rooms in the property benefit from elevated views and the property has the luxury of on site parking.

The apartment has no restrictions and therefore can be used as a main home or high end holiday home. The property is held on a 999 year lease with freehold held by the Management Company.



It is evident when viewing this lovely apartment, the renovation was carried out to an incredibly high standard and includes insulated external wall, self cleaning external masonry paint and double the recommended amount of sound proofing between apartments, making it a quiet and peaceful place to live as either a stylish main residence or luxury second home.

Additional benefits include underfloor heating with individual thermostats for each room, hardwood windows and external doors opening to the spacious outside terrace.

Agents Note
 The property is leasehold hold on the remaining term of a 999 year lease which commenced in 2018.

The outside communal areas are owned by the Freeholder - Cobbs Well House Residents Association, of which all leaseholders are part owners. All owners contribute to a service charge, which for Apartment 1 is £162.50 pcm This figure covers costs such as communal outside lighting for the car park, buildings insurance, external maintenance etc. There is a peppercorn ground rent.

Council Tax Band - C

EPC Rating - C

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
 Mains gas, electricity, water and drainage.

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

Local Authority
 Cornwall Council