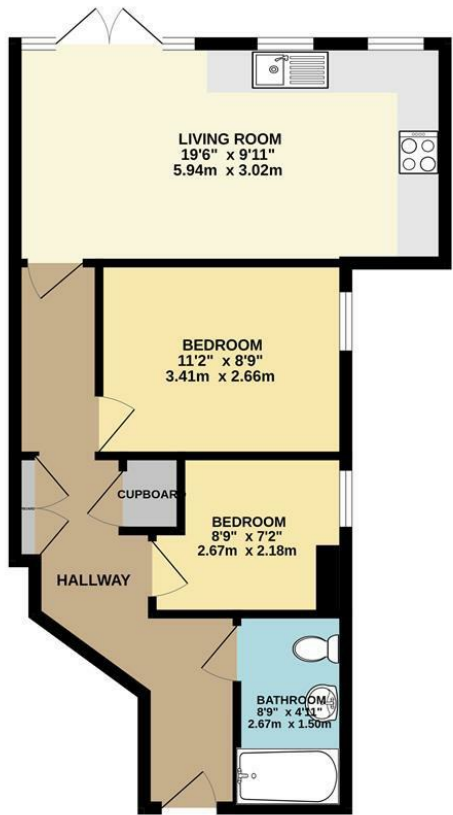




515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 speciality or efficiency can be given.  
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17 BLUE MILL STATION ROAD,  
FOWEY, PL23 1AU  
GUIDE PRICE £240,000



**A BEAUTIFULLY PRESENTED, TWO BEDROOM, SECOND FLOOR APARTMENT IN THE POPULAR BLUE MILL DEVELOPMENT. MODERN AND STYLISH HOME WITH BALCONY AND OPEN PLAN LIVING ROOM. ELEVATOR ACCESS, LEVEL WALK TO LOCAL AMENITIES AND DIRECT WATER ACCESS WITHIN 100 YARDS OF THE DEVELOPMENT.**







17 Blue Mill Station Road, Fowey, PL23 1AU

#### 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.

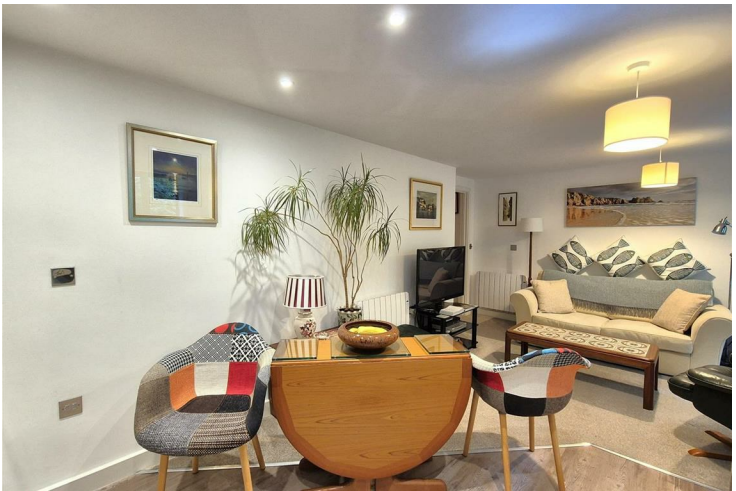
There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

Blue Mill development is a group of modern apartments ideally located in Caffa Mill. Away from the hustle and bustle of the main streets of the town, it is still only a short 5 minute level walk to the shops, pubs, restaurants and harbour. Close to the public car park and opposite the public slipway, giving water access for boats, dinghies, kayaks and paddle boards. Seating areas provide the perfect place to sit, relax and enjoy watching life on the water whilst only 100 yds from Blue Mill.

#### THE PROPERTY

Situated on the second floor to the rear of the development, this well presented and much loved main home apartment has the advantage of a private balcony with space for a small table and chairs.

Comprising of an entrance hall with doors leading into a generous, light and bright bathroom equipped with a bath with shower over, a wash hand basin, WC and heated towel rail.



A single and double bedroom have views over the rear garden (only accessed and used by the ground floor apartments). A very useful storage cupboard and airing cupboard housing the water tank and washing machine.

The living area has a well equipped, smart and elegant kitchen which comprises ample base and wall storage cupboard, integral fridge freezer, dishwasher, Hisense electric double oven and Bloomberg electric hob.

Double doors with glass side panels let in light and open to a balcony providing a tranquil, private spot to sit, relax and enjoy a morning cuppa or evening glass of wine.

The property is heated via modern electric wall heaters, has a video intercom phone and very importantly a lift, this makes the apartment perfect for someone who might have some mobility issues.

#### EPC RATING - C

#### COUNCIL TAX BAND - C

#### TENURE - LEASEHOLD WITH SHARE OF FREEHOLD

999 year lease commencing 2012

Service charge approx £1,200 PA

#### 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.

#### Local Authority

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