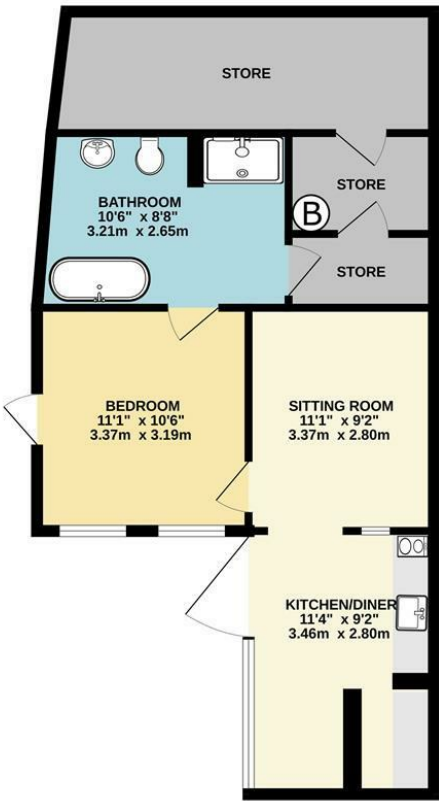




605 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.3 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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**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.



**BASEMENT FLAT, 5 TRAFALGAR SQUARE,  
FOWEY, PL23 1AZ  
BY AUCTION £80,000**



**\*\* AUCTION - DATE 2ND DECEMBER 2025. TIME 14.00 - UNCONDITIONAL LIVE STREAM.\*\***  
**ONE BEDROOM BASEMENT FLAT SITUATED IN THE HEART OF THE TOWN IN A TUCKED AWAY SETTING, WITH COURTYARD GARDEN. £80,000 - £100,000 PLUS FEES.**





## Basement Flat, 5 Trafalgar Square, Fowey, PL23 1AZ

### THE PROPERTY

Basement Flat - A one bedroom basement flat located within the popular coastal town of Fowey. Formally an old store, this well presented flat is in a Grade II Listed building and features an enclosed courtyard garden and many original features.

### TENURE

Leasehold. 999 year lease which commenced in 2014

### AUCTIONEERS NOTE

There is water ingress by the glazed entrance window and repairs for this are covered under the terms of the lease. The store room has potential for further development subject to the necessary consents.

We have been advised that the property is held on the remaining terms of a 999 year lease which commenced in 2014.

Rent £100 pa.  
Service Charge - £277.23 pa.  
Plus 20% of buildings insurance - £185.92 - arranged by freeholder

### ACCOMMODATION

Living Room: 3.37m x 2.80m  
Kitchen/Diner: 3.46m x 2.80m  
Bedroom: 3.37m x 3.19m  
Bathroom: 3.21m x 2.65m  
Three Storage Areas

### FULL DETAILS

Photographs, Dimensions, Floor Plans and Area Measurements (when available) are included within our full details online on our website. All published information is to aid identification of the property and is not necessarily to scale.

[www.maywhetter.co.uk](http://www.maywhetter.co.uk)



### VIEWINGS

Please telephone Auction House South West on 03456 461361 to request a viewing

### NOTICE TO BIDDER

Please be aware that if your bid is successful on auction day the exchange of contracts will happen immediately after the auction.

### EPC RATING - C

### SOLICITORS

Wolferstans Solicitors, Ref: Ebenezer Ola, Tel: DL 01752 292325 / 01752 292318

### OFFERED IN ASSOCIATION WITH

AUCTION HOUSE SOUTH WEST

### IMPORTANT NOTICE TO PROSPECTIVE BUYERS

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

### Additional Fees

Buyer's Premium - £480 inc VAT payable on exchange of contracts.

Administration Charge - £1200 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**(01726) 832299**