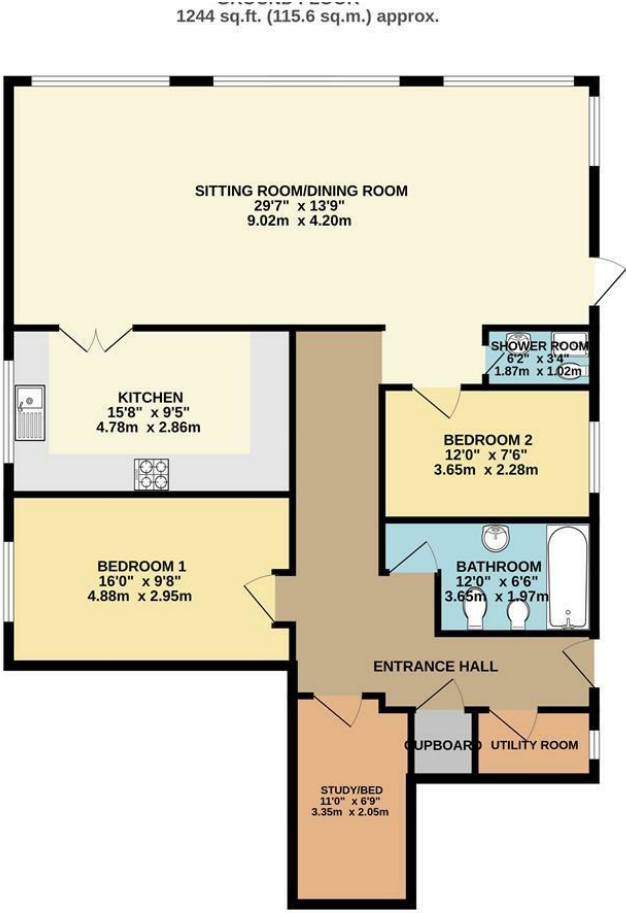
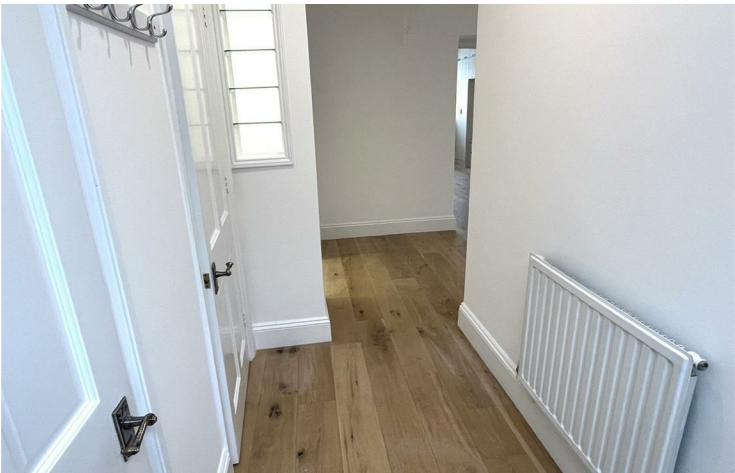




1, PENLEE FLATS 2 TOWER PARK,  
FOWEY, PL23 1JB  
GUIDE PRICE £649,000



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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**A FABULOUSLY POSITIONED TWO BEDROOM GROUND FLOOR APARTMENT. STUNNING PANORAMIC HARBOUR VIEWS AND BENEFITTING FROM TANDEM PARKING FOR 2 VEHICLES. SUITABLE FOR USE AS MAIN HOME, SECOND HOME OR HOLIDAY LET. SELLING CHAIN FREE.**



1, Penlee Flats 2 Tower Park, Fowey, PL23 1JB

**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**  
The property is located in a prominent position on Tower Park and occupies the ground floor of Penlee House, used in previous years as a hotel before conversion to 7 individual apartments.

With stunning harbour views from the open plan living/dining area, this apartment is in an ideal location to watch the activities on the harbour and out to sea. With the benefit of on site parking and a short walk to Readymoney Beach and coastal footpaths, there is also a lovely, short walk into the centre of town and historic harbour.

**Accommodation**  
Accessed via a set of steps to the front courtyard, a path leads around the side of the property to the front door, which opens to an entrance hallway with timber floor. The hall leads through to the front of the apartment, where the sitting room has three large windows overlooking the harbour and out to sea. A door from the sitting room opens to the side courtyard. The timber floor continues through the living area and to the kitchen.

Double doors open to the kitchen, with a window to the side elevation. The kitchen comprises of a range of modern base and wall units, ample work surface over and a number of integrated appliances, including fridge/freezer, oven, microwave and electric hob with drawers under. The gas boiler is located in the kitchen and supplies the hot water and central heating.



The timber floor continues into all the bedrooms and the principal bedroom is accessed from the hallway with a window to the side elevation and a number of built in cupboards and wardrobes.

The second bedroom has a window to the side passageway. A conveniently located shower room is next door to this bedroom with shower cubicle, WC and wash hand basin.

A further room has been used as a study/occasional bedroom 3 and also has a wooden floor.

A bathroom has a panelled bath, WC, bidet and wash basin. Both the bathroom and shower room require modernisation.

**Outside**  
From Tower Park a private parking bay for Flat 1 can be accessed directly opposite the property, where there is parking for 2 vehicles in tandem. To the rear of the property are shared communal grounds that can be accessed from either side of the building, with washing line and lawned area which also enjoys views of the estuary.

To one side of the property there is a small courtyard area with a view across the harbour and up to Pont.

**Leasehold**  
The property is subject to a lease with 66 years remaining. The vendors have applied for an extension of the lease and it is understood that there is no impediment to this being granted.

Service charge £3,112.86 pa cover shared costs of maintenance of the building. No ground rent payable. The leaseholder owns a share of the management company which owns the freehold.

**Council Tax Band - E**

**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](mailto:info@maywhetter.co.uk)

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