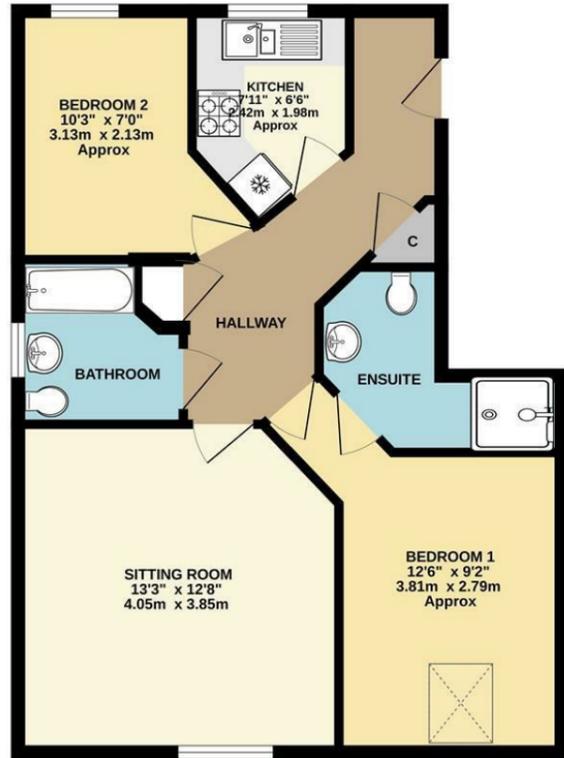




FIRST FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 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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# 6 LONG MEADOW VIEW, FOWEY, PL23 1ES GUIDE PRICE £180,000



**A TWO BEDROOM FLOOR FIRST FLOOR PARTMENT WITH DESIGNATED PARKING FOR ONE VEHICLE AND VIEWS TO COUNTRYSIDE. LOCATED CLOSE TO LOCAL AMENITIES AND SCHOOLS. IDEAL MAIN HOME, LOCK UP AND LEAVE OR SECOND HOME.**

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## 6 Long Meadow View, Fowey, Cornwall, PL23 1ES

### 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.

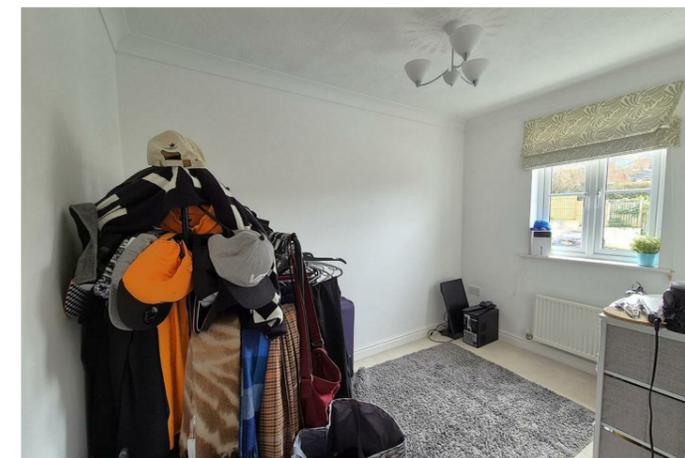
There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

Long Meadow Views Apartments are located within the very popular Hill Hay Estate in Fowey. Situated close to both primary and secondary schools, a local park, convenience stores and other amenities. The apartment is within walking distance of both the town and harbour and a slightly longer stroll via St Catherine Parade will take you to Ready Money Cove.

### The Property

This well presented apartment offers 2 bedroom accommodation with some lovely views over neighbouring countryside.

From a communal car park with designated parking spaces, this apartment is accessed via a communal hallway with stairs leading up to the first floor.



Entering the apartment via a communal landing, a hallway leads through into a spacious sitting room with spectacular, far reaching views of the countryside. Further doors lead to a useful storage cupboard, well-equipped kitchen with built in appliances, bedroom with storage cupboard, and bathroom comprising a bath with shower over, sink and WC. There is also a sizeable double bedroom with velux window and en-suite shower room.

A further bedroom, either a generous single or small double, is located to the front of the property.

### Agents Note

This property can only be used as a residential property or a holiday home.

### Tenure

The apartment is leasehold, with the remainder of a 999 year lease, commenced 2005. Quarterly service / maintenance charge of £153.50 pcm.

### EPC Rating - C

### 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.

### Local Authority

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