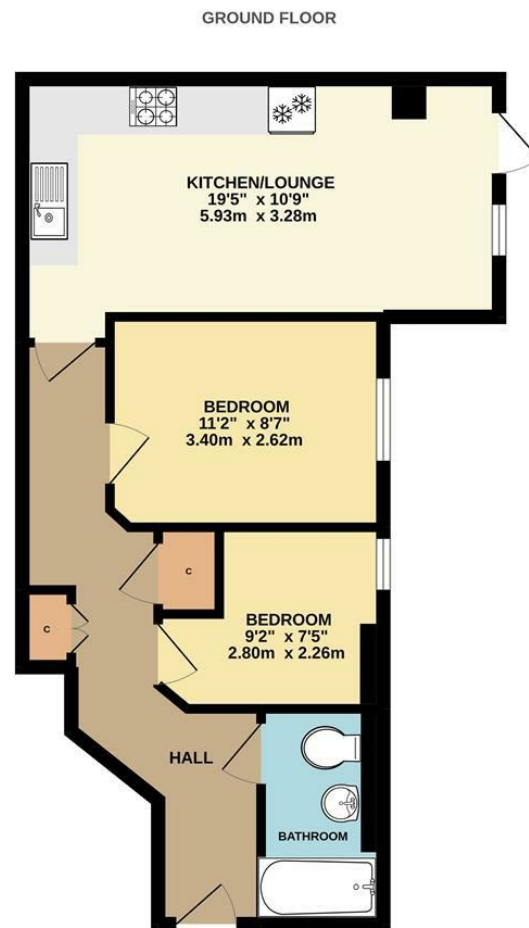


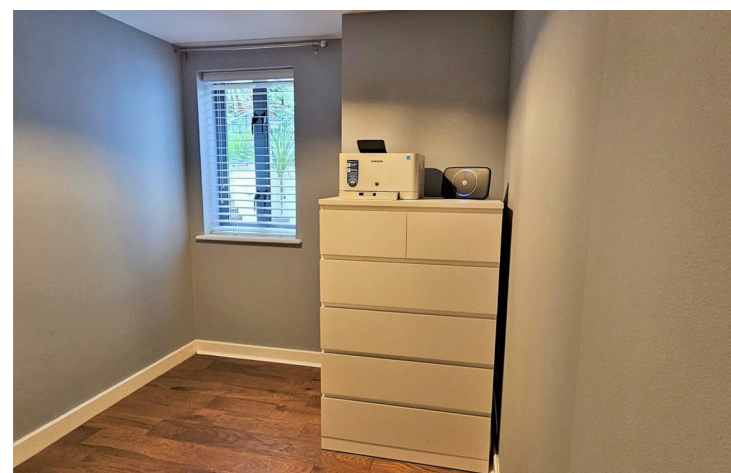
MAY WHETTER & GROSE

**FLAT 15, BLUE MILL, STATION ROAD,
FOWEY, PL23 1AU
GUIDE PRICE £225,000**



FLAT 15 BLUE MILL FOWEY PLAN NO 9069319

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.
Made with Metropix ©2022



A RECENTLY RESTYLED AND UPGRADED, TWO BEDROOM GROUND FLOOR APARTMENT IN THE BLUE MILL COMPLEX. BENEFITING FROM COMMUNAL OUTSIDE SPACE. WITHIN A SHORT LEVEL STROLL OF THE CAR PARK, FOWEY ESTUARY, HISTORIC HARBOUR AND FOWEY TOWN WITH ALL ITS AMENITIES **CHAIN FREE AND SOLD AS SEEN!**

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.



Flat 15, Blue Mill, Station Road, Fowey, Cornwall, PL23 1AU

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 situated in a prime position within the historic town of Fowey. River access from the slipway is less than 100yds from the property providing a fantastic spot to watch people using the river and launching boats and kayaks. A short level stroll into Fowey town provides access to all the eclectic shops, restaurants, bars and the town harbour.

An immaculately presented and upgraded apartment which oozes charisma and style from the moment you enter the property. The entrance hall sets the tone with beautiful engineered oak flooring which flows throughout most of the apartment. Doors lead off to the bathroom, two bedrooms and the open plan living area. There is a useful storage cupboard and an airing cupboard which houses the hot water tank and washing machine.

The modern and stylish bathroom is made light and bright by white wall and floor tiles and large mirrors. It comprises of a bath with shower over, wash hand basin with vanity unit, WC and heated towel rail.

The principal bedroom is a good size with a single second bedroom.

The open plan living area is full of charisma and has been very cleverly designed and furnished to make a warm, welcoming and social room. A door leads out to the communal gardens which are solely for the use of four ground floor apartments. The smart and well equipped kitchen has ample wall and floor storage units and has an integral dishwasher, microwave, double oven, new induction hob and fridge freezer.



The current owners have installed Electric Q programmable, WiFi controlled radiators which are ideal for pre-setting the temperature before you arrive and importantly, remotely turning them off after you or guests have left!

Also for convenience there is a video entry intercom system.

This apartment has been lovingly created with every fixture and fittings carefully purchased with its unique design in mind. Therefore, this apartment is being sold to include all fixtures and fittings. 15 Blue Mill would make an ideal holiday let, second home or main home.

EPC Rating C

Additional Information

Tenure - Leasehold
Council Tax Band - C
Lease length - 999 with 988 years remaining.
Ground Rent - £387.30, next review 2032 (RPI linked)
Management Charges - Paid twice yearly, last payment £483.76 (July 2023)

Services

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

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

Local Authority

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