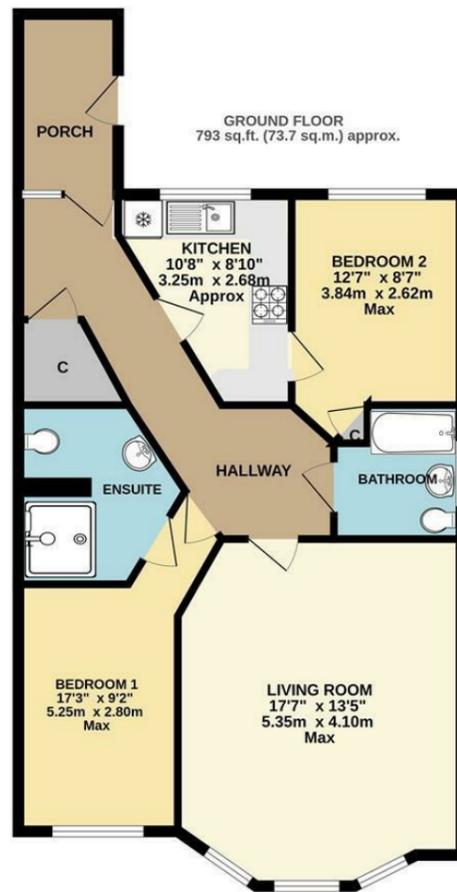


# MAY WHETTER & GROSE

**1 LONG MEADOW VIEWS, HILL HAY CLOSE,  
FOWEY, PL23 1ES  
GUIDE PRICE £215,000**



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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**A WELL PRESENTED 2 BEDROOM APARTMENT, WITH LOVELY VIEWS OVER NEIGHBOURING COUNTRYSIDE, SEPARATE ACCESS AND COURTYARD AREA TO THE FRONT OF THE PROPERTY. ON SITE PARKING.**

**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.



**1 Long Meadow Views, Hill Hay Close, Fowey, 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 Readymoney Cove.

**The Property**  
 A lovely 2 bedroom apartment offered to the market in excellent condition and with views over neighbouring countryside.

From a communal car park with designated parking spaces, 1 Long Meadow benefits from a separate access to other apartments in the building. Galvanised steps lead down to a paved courtyard area with small gravelled areas to one side. An ideal area for small table and chairs.



Upon entering the property, there is a small entrance porch, a useful area for the storage of coats and boots. A door opens to the hallway with doors leading to all rooms. There is a spacious sitting room with a large bay window offering spectacular, far reaching views of the countryside. From the hallway further doors lead to a 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 principal double bedroom with velux window and en-suite shower room. There is a very useful storage cupboard.

**Outside**  
 The property has separate access via galvanised steps which lead to a courtyard area to the front of the property. This area is large enough for a small table and chairs and there is storage space underneath the steps, use for canoes/bikes etc.

To the rear of the property there is a communal garden which is available for use.

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

**EPC Rating - C**

**Council Tax Band - B**

**Leasehold**  
 The property is held on the remaining term of a 999 year lease.

The property can be used as a main home or holiday home.

There is a peppercorn ground rent. Service Charge is £112 per month.

**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