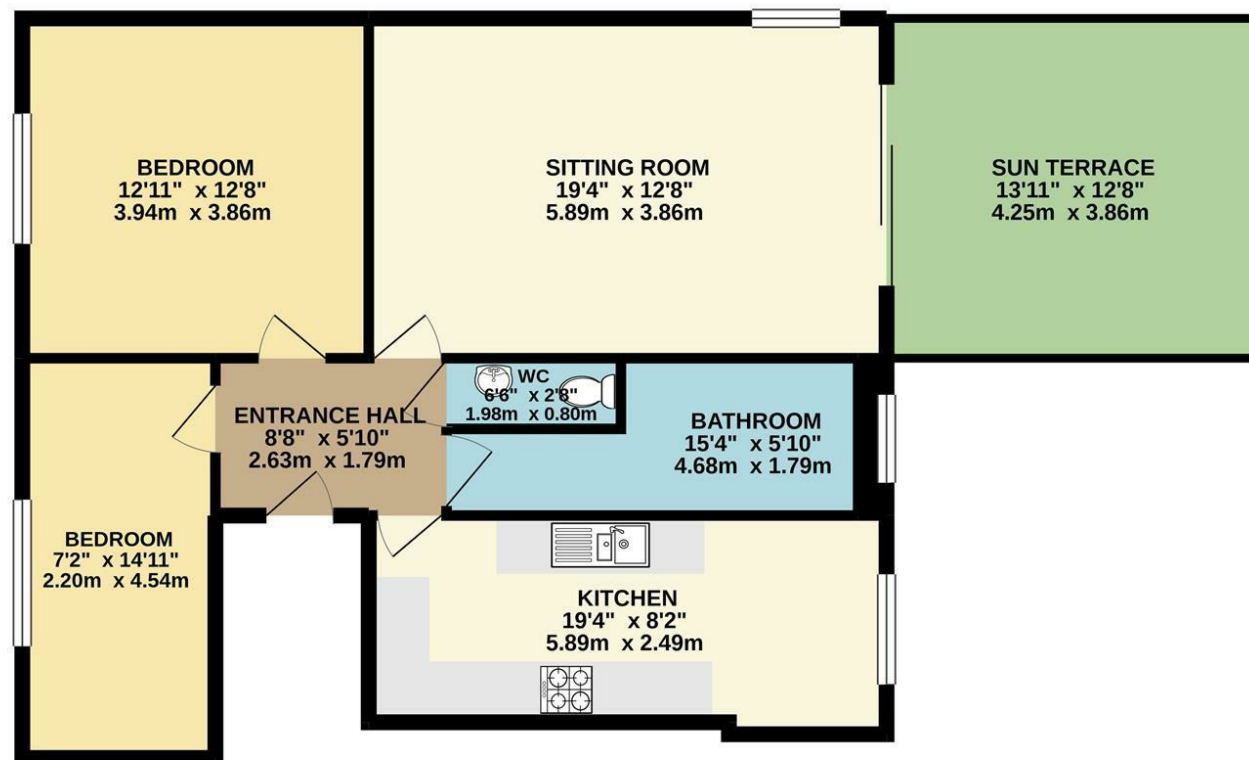
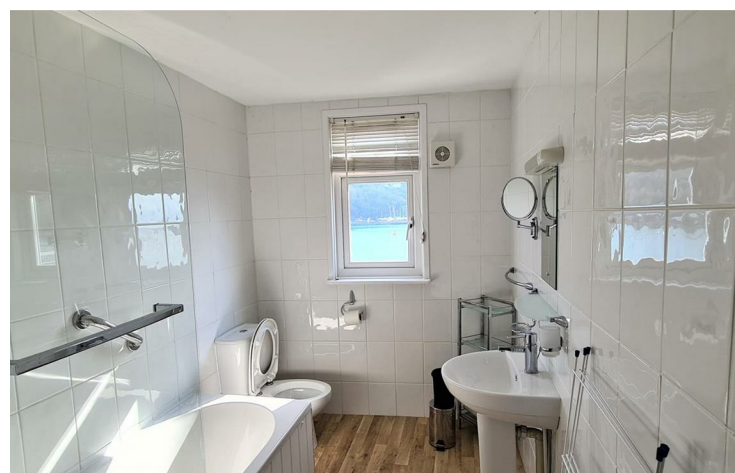


GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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 TWO BEDROOM PENTHOUSE APARTMENT SITUATED IN THE HEART OF FOWEY. ENJOYING PANORAMIC ESTUARY VIEWS FROM THE RECEPTION ROOMS AND ROOF TERRACE.

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 2, 5 Trafalgar Square, Fowey, Cornwall, PL23 1AZ

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

Situated in the heart of Fowey, this delightfully spacious two bedroom top floor apartment is situated within a Grade II Listed Building. Within a short walk to the harbour, shops, cafes and restaurants it also enjoys fantastic, panoramic views over the Fowey estuary and out to sea.



Located next to the retail shop Pink Lemons a communal front door and stairs lead up to the first and second floor (there are only two apartments in this building).

An inner front door opens into a spacious hallway with doors leading off to Two Bedrooms, (One Twin, One Double), Family Bathroom, Kitchen with Dining Area and Sitting Room.

The Sitting Room is light, bright and airy with patio doors leading out to a roof terrace which enjoys the most beautiful panoramic views of the Fowey estuary, over to Polruan and out to sea. The terrace provides space for a large table and chairs from which to relax, unwind and take in the views.

The Kitchen is well fitted with integral dishwasher, fridge, freezer, washing machine and oven with gas hob. There is space for a table in front of a large window to again take in the estuary views.

Both bedrooms are located at the front of the apartment and look out over the roof tops towards the town church and the Grade I Listed Building Place House. The property has a family bathroom with bath, shower over, heated towel rail, WC and sink. It also benefits from a separate WC.

EPC Rating

Council Tax - Business Rates

EPC - D

Local Authority

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

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

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(01726) 832299