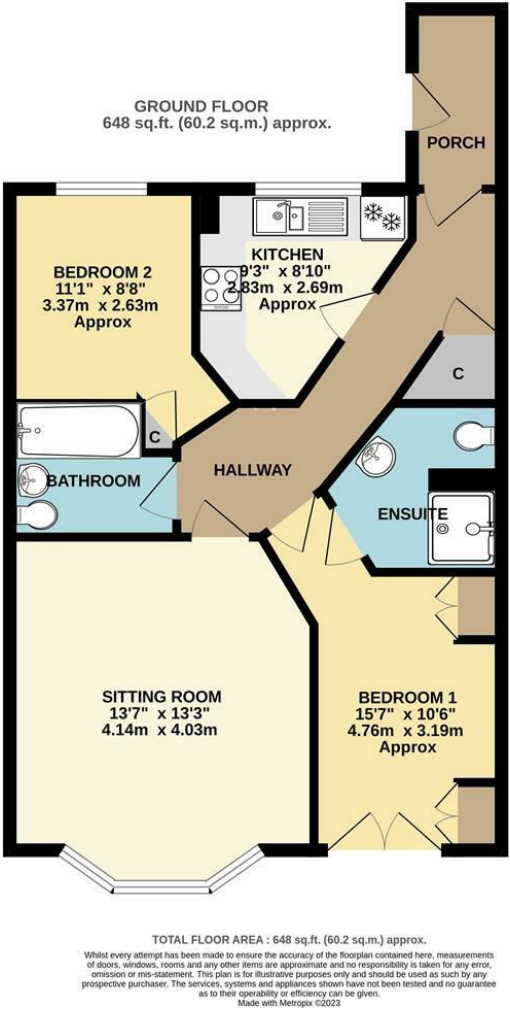




2 LONG MEADOW VIEWS, HILL HAY CLOSE,  
FOWEY, PL23 1ES  
GUIDE PRICE £215,000



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**A TWO BEDROOM GROUND FLOOR APARTMENT IN THE DESIRABLE LONG MEADOW VIEWS. WELL PRESENTED, WITH VIEWS OVER THE COUNTRYSIDE AND GARDENS. PRIVATE ENTRANCE AND DIRECT ACCESS INTO THE COMMUNAL GARDENS FROM THE PROPERTY. TWO DESIGNATED PARKING SPACES. SELLING CHAIN FREE!**





## 2 Long Meadow Views, Hill Hay Close, Fowey, PL23 1ES

### 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 are popular residential apartments situated on the fringe of the Hill Hay Estate. Enjoying an elevated position with panoramic countryside views, communal gardens to the rear mostly laid to lawn and a communal seating area to the front, dedicated parking spaces and bin stores.

### ACCOMMODATION

A two bedroom, ground floor apartment benefitting from its own staircase leading down to a small private courtyard and front entrance.

The front door opens into an entrance hallway great for storing coats and shoes and a further door opens into an inner hallway with a very useful storage cupboard. Doors lead into the kitchen, living room, bathroom and two double bedrooms.

The kitchen is well equipped with wall and base units, integral fridge freezer, washing machine, dishwasher and oven with gas hob.

The spacious living room is made light and bright by the large bay window which enjoys the most beautiful countryside and garden views.



The property has two double bedrooms both with built in wardrobes. The front aspect bedroom also has a built in cupboard. The larger bedroom has the rare advantage of French doors opening out directly on to the communal gardens. There is a small patio area suitable for a table and chairs, the prefect spot to sit and enjoy the views over the garden. This bedroom also boasts an en suite shower room comprising of a shower cubicle, wash hand basin, WC and heated towel rail.

The family bathroom comprises of a bath, wash hand basin, WC and heated towel rail.

The property is gas centrally heated with double glazing throughout and is very easily maintained.

### AGENTS NOTES

The apartment can be a main home, second home or an investment long term rental but cannot be used as a holiday let.

### LEASE DETAILS

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

There is a peppercorn ground rent. Service Charge is £1341.58

### EPC RATING - B

### TENURE - LEASEHOLD

### COUNCIL TAX BAND B

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