



MAY WHETTER & GROSE

**1 STATION ROAD,
FOWEY, PL23 1DF
GUIDE PRICE £135,000**



**RARE OPPORTUNITY TO PURCHASE A ONE BEDROOM, GROUND FLOOR
APARTMENT LOCATED IN THE TOWN CENTRE. RIVER VIEWS FROM THE LIVING
ROOM. SELLING CHAIN FREE.**





1 Station Road, Fowey, PL23 1DF

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

This one bedroom, ground floor apartment is ideally located on the popular Station Road, which is a short level walk to the town centre and car parks. This property has its own entrance and offers a unique opportunity to create bijou living with river views from the living room.

The front door opens to a living room with large window to the front providing river views and an abundance of light, this room offers plenty of space for sitting room furniture and comprises of kitchen wall and base units, worksurface, stainless steel sink and a cooker.

From the living room doors lead off to a double bedroom with window to the front elevation and built in wardrobes, and a bathroom positioned at the rear of the apartment. The bathroom comprises a bathtub, wash hand basin and macerator pump wc (currently not in use). From the bathroom, a door opens to a useful utility/ laundry room with worksurface.

Tenure - Leasehold

Ground rent - £1 PA

Length of lease - 960 years commenced in 1999

Council Tax Band - A

EPC Rating - C

Local Authority

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

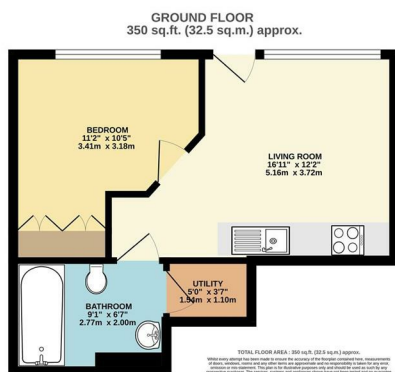
Services

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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