



## 10, Carbean Apartments, Fetting Lane

Charlestown St Austell, PL25 3FT

Guide Price £285,000



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## The Property and Surrounding Areas

A splendid, generously proportioned two double bedroom, first-floor apartment boasting a balcony, nestled in the highly coveted port of Charlestown.

Located within the esteemed Carbean Apartments development, this top-tier apartment offers expansive and elegantly appointed living spaces, highlighted by an open-plan layout encompassing the living room, kitchen, and dining area. The kitchen boasts integrated appliances, while the living room seamlessly connects to the balcony, offering delightful outdoor relaxation. Additionally, a luxurious bathroom and two ample double bedrooms await, with the master featuring an en-suite. The apartment is further enhanced by gas central heating, loft storage, and an allocated parking space.

The picturesque village of Charlestown is located on the south coast of Cornwall, approximately two miles from St Austell. This historic Georgian port is home to iconic tall ships and has two pebble beaches for bathing and relaxing. Charlestown also enjoys a bustling nightlife, with a good choice of bars, restaurants, and coffee shops. A wider range of shops and facilities can be found in the nearby market town of St Austell.

Charlestown, a beloved Georgian harborside village, graces the Cornish coast, enveloping a scenic inner and outer harbor complemented by a pebble beach. Nestled approximately two miles from St Austell town center, this harbor hosts an array of fishing boats alongside majestic tall ships, lending its timeless charm to various cinematic productions like Poldark, Alice in Wonderland, Doctor Who, The Three Musketeers, and The Eagle Has Landed. Its natural, unspoiled coastline serves as a captivating backdrop, drawing visitors to its quaint hotel and guesthouses, offering fine dining options and cozy pubs.

Flanking Charlestown harbor are the picturesque trails of the South West coastal footpath, inviting leisurely strolls with breathtaking cliff-top panoramas and access to sandy coves

and beaches leading towards Carlyon Bay, Porthpean, and Duporth. To the east awaits the natural deep harbor port of Fowey, boasting excellent boating amenities and an eclectic mix of local shops and eateries. Nearby lies the inviting shores of Porthpean, boasting its own sailing club for enthusiasts. Whether wandering towards Duporth and Porthpean or Carlyon Bay, Polkerris, and Fowey, the coastal footpath promises a delightful exploration of Cornwall's coastal treasures.

## Communal Entrance

Entry phone system. Stairs leading to the first floor.

## Landing

## Entrance Hall

## Living Room/Diner/Kitchen

26' 8" x 9' 11" (7.92m 2.44m x 2.74m 3.35m)

## Balcony

## Master Bedroom

14'10" x 10'7" (4.52m x 3.23m)

## En-Suite Shower Room

4' 11" x 4' 5" (1.22m 3.35m x 1.22m 1.52m))

## Bedroom Two

11' 5" x 10' 2" (3.35m 1.52m x 3.05m 0.61m)

## Bathroom

7'5" x 5'3" (2.26m x 1.60m)

## Parking

Allocated parking for the property can be found in the apartment blocks allocated parking area.

## Directions

Sat Nav: PL25 3FT

What3words: ///conceals.funded.talked

For further help please contact Camel Homes

Tel: 01872 571454

## Property Information

Age of Construction: 2014 (Assumed)

Construction Type: Block (Assumed)

Heating: Gas

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: B83

Tenure: Leasehold (985 remaining from 999)

Ground Rent: £150p.a

Service Charges: £960p.a.

Communal Maintenance Fees: £160p.a

These are waiting to be confirmed

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy

cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



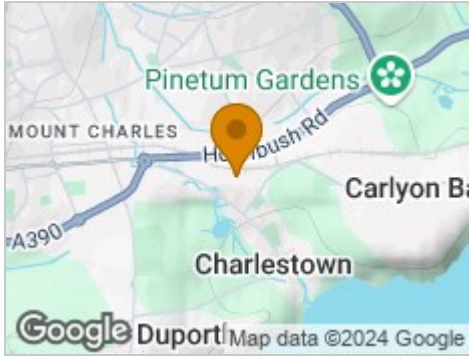
Road Map



Hybrid Map



Terrain Map



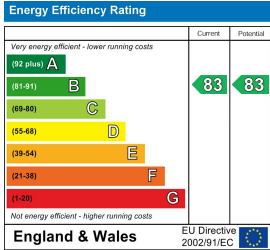
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.