



A wonderful two-bedroomed apartment situated in one of Cornwall's most popular destinations

Polzeath, Wadebridge, Cornwall, PL27

Guide Price £425,000 Share of Freehold (Lease Expiry December 2113)



Two-bedroom apartment in the sought-after North Coast village of Polzeath

Walking distance to Polzeath Beach and shops

One parking space and additional visitor's parking

Recently re-roofed apartment complex

Perfect as a beach side bolt hole, first home, investment property or second-home

Local Information

The coastal village of Polzeath has long been a popular holiday resort and famous surfing destination on the North Cornwall coast.

Set between Pentire Point, the mouth of the Camel Estuary and Stepper Point, with its wide expanse of sand, safe bathing, surfing and RNLI Lifeguard cover from Easter to October it's easy to see why this is one of the county's favourite beaches.

The immediate area offers many miles of walking over National Trust land with superb coastal scenery, whilst the Camel Estuary offers conditions ideal for a variety of water sports.

Further beaches in the area include Daymer Bay and Greenaway. There are golf courses at St Enodoc and The Point at Polzeath.

About this property

This property is one of just 15 apartments in the building, which has recently undergone significant improvements, including a new insulated roof. Flat 7 is situated on the ground floor of the building and provides two double bedrooms with far-reaching views and plenty of storage space.

The accommodation comprises an open-plan living area, kitchen, two bedroom's and a bathroom.

Westward is set in about an acre of communal space, from which there is a path to the beach.

Access to the South West Coast path, is just moments from this property.

Just a short walk, proceeding down the hill towards the beach, taking a left off the main road, as it bends round to the right, onto the well trodden path.

This beautiful coastal walk from Polzeath round to Daymer Bay, affords picturesque views which unfold as you walk of Padstow, the Camel Estuary and the striking North Cornwall coastline. Flat 7 has one parking space and the use of visitors parking. This property is perfect for purchase as starter home, a bolt hole by the beach or as a superb investment opportunity.

Tenure

Share of Freehold (Lease Expiry December 2113)

Local Authority

Cornwall County Council

Council Tax

Band = B

Service Charge

£300 per quarter

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cornwall Office.

Telephone:

+44 (0) 1872 243 200.





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Gross Internal Area 568 sq ft, 52.8 m²

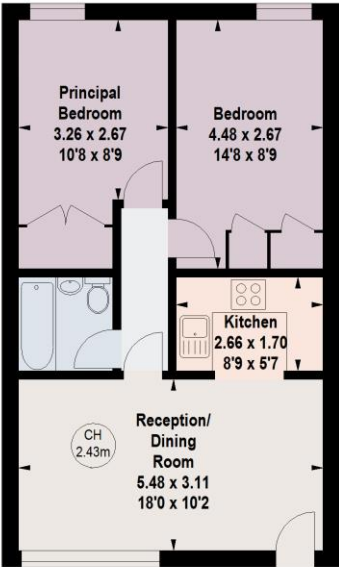
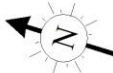
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Westwards, PL27

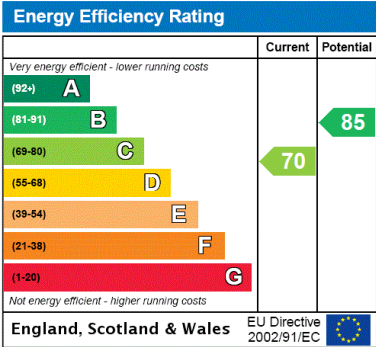
Approximate gross internal area
568 sq ft / 52.77 sq m

Key :
CH - Ceiling Height



Ground Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines



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