



Ref: 75344

Torpoint 5 miles, Plymouth City 8 miles, Cremyll Passenger Ferry 2 miles, Kingsand/Cawsand 2 miles (distances approximate)

1 bedroom studio apartment located in the Napoleonic Grade II Listed Fort Picklecombe with breathtaking panoramic sea and coastal views. Communal Gardens with outdoor swimming pool. Private access to the beach. Allocated residents and visitors parking.

Guide Price £159,950

SITUATION AND DESCRIPTION

Fort Picklecombe was commissioned in the 19th Century by Lord Palmerston. He ordered several Forts to be built in this area which would enable them to defend Devonport Naval Base. After the War the Fort stood derelict until the 1970's when developers bought the Fort and the conversion of 103 residential apartments took place.

The magnificent coastline of the Rame Peninsula and Mount Edgcumbe House and Park are all within easy walking distance of Fort Picklecombe. Also nearby are the renowned beaches of Whitsand Bay with its fine golden sand, excellent swimming and surfing facilities. The city of Plymouth is easily accessible via the Torpoint Ferry or the Tamar Bridge. The Cremyll Ferry, a regular foot-passenger services, runs from Plymouth to Mount Edgcumbe with a second ferry running during the summer months from the Barbican in Plymouth to Cawsand Beach.

ENTRANCE

Communal stairs and lift giving access to Apartment 21. Door into Communal Hallway.

MAIN ENTRANCE

Door into Entrance Hallway.

ENTRANCE HALL

Wall mounted extractor fan. Storage cupboard with hanging space. Feature wall lighting. Doors to Shower Room, Bedroom and Open Plan Living Accommodation.

SHOWER ROOM

White suite comprising low level w.c. flush. Pedestal wash hand basin with single taps over. Tiled surround with attractive tiled border. Separate shower cubicle. Fully tiled walls. Wall mounted electric shower. Wall mounted heater. Heated towel rail.

BEDROOM

Louvre fronted double wardrobe doors with hanging and shelving space. Wall mounted electric heater. Steps down into Living accommodation separated by a vertical blind.

SITTING ROOM/DINING ROOM

Open plan area. Aluminium double glazed sliding doors leading to Balcony giving panoramic sea and coastal views from Staddon Heights to Kingsand and Cawsand. Storage cupboard with shelving space. Space for table and chairs.

BALCONY

Stone floor and glazed rails. Panoramic sea and coastal views from Staddon Heights to the villages of Kingsand and Cawsand.

KITCHEN

Range of Cream base and matching wall mounted units complemented by a roll edge work surface. Sink and a half

and single drainer. Swan mixer tap over. Tiled surround. Integral 2 ring electric Neff hob with extractor hood over. Integral electric oven. Integral fridge.

OUTSIDE

Attractive communal gardens boasting lawns, raised flower borders with numerous well established shrubs and plants. Residents can also enjoy the luxury of a heated Swimming Pool located within the gardens. There is a private beach, harbour, slipway and tennis courts. Further facilities include a laundry room, residents lounge, residents and visitors parking. Boat storage and moorings are available via separate negotiations.

SERVICES

Mains Water and Electricity. Private Drainage.

COUNCIL TAX

Council Tax Band C.

LOCAL AUTHORITY

Cornwall Council, Luxstowe House, Greenbank Road, Liskeard, PL14 3DZ. Telephone: 0300 1234 151. www.cornwall.gov.uk

POST CODE

PL10 1JF

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Leasehold.

VIEWING

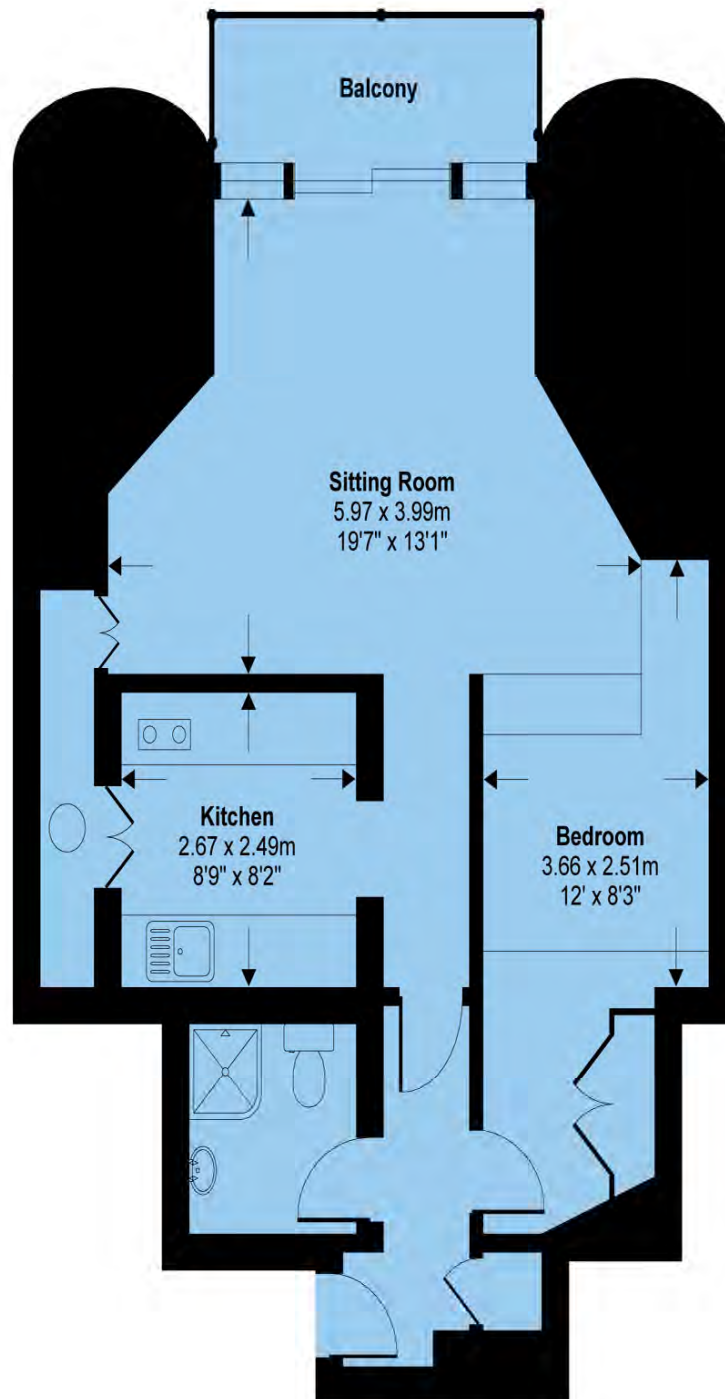
Strictly by appointment only through Marchad Petit Torpoint office 01752 815222 or Rame office 01752 829000.

DIRECTIONS

From the Torpoint Ferry follow the A374 to Antony. Take the B3247 to Millbrook and continue on to Kingsand/Cawsand. Carry on past the right hand turning to Kingsand/Cawsand and follow the signs to Mount Edgcumbe, Cremyll and Fort Picklecombe. Fort Picklecombe is signed on your right hand side. Turn right then take the first left. Follow the road and this will take you to Fort Picklecombe. Visitors gated parking can be found on the left hand side. Entry to the Fort can be found further down next to the Post Box on the right hand side.

Fort Picklecombe, Maker, Millbrook, Cornwall, PL10

APPROX. GROSS INTERNAL FLOOR AREA 576 SQ FT 53.5 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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