

**44 BRUNEL QUAYS,
LOSTWITHIEL, PL22 0JB
GUIDE PRICE £335,000**



3 BEDROOMS 2 BATHROOM

TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



A BEAUTIFUL THREE BEDROOM, DUPLEX APARTMENT SITUATED IN THE MUCH SOUGHT AFTER BRUNEL QUAYS DEVELOPMENT WITH RIVER VIEWS, BALCONY AND COVERED PARKING.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



44 Brunel Quays, Great Western Village, Lostwithiel, Cornwall, PL22 0JB

Lostwithiel
 Formerly the ancient capital of the County, Lostwithiel occupies an attractive valley setting and is regarded as one of Cornwall's most attractive small towns. There is a real sense of community here, with shops for most day to day needs, lovely pubs and restaurants, a doctor's surgery, modern dental surgery, and access to the beautiful waters of the Fowey River. The town also has a main line Railway Station with links to Paddington, London. Two local schools provide education for primary school age children. There are many world class gardens to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just a few miles away. There are good road links to the motorway system via the A38/A30, and there are flights to London from Newquay.

Location
 Set in the grounds of the former Grade II Listed railway buildings which were originally designed by Isambard Brunel, is the award winning Brunel Quays development. Situated on the first and second floor, this immaculately presented, modern, three bedroom, duplex apartment has much to offer. Overlooking the beautiful River Fowey, within walking distance of the ancient stannary town of Lostwithiel and the mainline railway station makes this the ideal location.

Accommodation
 Stairs rise from the private entrance to the first floor landing with doors leading to the Kitchen/dining, room third bedroom, separate WC, storage cupboard and sitting room.

The well equipped kitchen has an integral Baumatic oven with gas hob, dishwasher, fridge, freezer and washing machine. The dining area has large windows letting in plenty of light and looks over towards the railway.



The spacious sitting room has double doors leading out on to the balcony where you can enjoy views of the Fowey River, the iconic Tudor Bridge and over to the village of Lostwithiel.

The second floor boasts two extremely spacious bedrooms, comfortably accommodating super-king size beds. They are flooded with sunlight via multiple elongated velux windows and are immaculately presented. The master of the two has an en-suite shower room. Also on this level is a family bathroom and a further useful storage cupboard.

Outside
 The apartment has a designated covered parking space a short walk from the property.

Tenure
 The apartment is Leasehold with a 999 year lease which commenced in May 2002.

EPC RATING: AWAITING

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

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

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