

01752 929 600

69 Fore Street, Kingsand
Cornwall, PL10 1NA

www.brunelestateagents.co.uk

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ESTATE AGENTS

Apartment 70, Fort Picklecombe

Maker, PL10 1JG

Guide Price

£300,000



- Ground Floor Studio Apartment
- Communal Swimming Pool & Gardens
- Private Sea Facing Balcony
- South West Facing
- Uninterrupted Sea Views
- Allocated Undercover Parking
- No Onward Chain
- Fully Furnished

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Apartment 70

A beautifully presented studio apartment set inside the historic Fort Picklecombe with stunning sea views, communal gardens and swimming pool and allocated parking space, sold with no onward chain.

Accommodation:

This studio apartment is located on the ground floor. A private entrance opens into a light hallway with storage cupboard and to the left a newly renovated, tiled bathroom with large walk in shower, w/c, hand-basin and heated towel rail. To the right a double bedroom with newly installed in-built wardrobes, beautiful sea views and a step leading down to the living room.

A spacious, open plan living room/kitchen diner enjoys direct sea views through sliding doors opening on to a private balcony with stunning views across the sound to Cawsand / Kingsand and out into the English Channel. The sun can be enjoyed well into the evening on this south westerly facing balcony.

A neutral fitted kitchen with matching wall and base units, integrated sink, oven, hob and freestanding fridge/freezer provides plenty of storage and worktop space. Open to the living area, the beautiful sea views can be enjoyed from the kitchen also.

The property is sold fully furnished and benefits from electric heating throughout and an allocated parking space with additional visitor parking.

Grounds:

Well maintained communal grounds which include beautiful gardens, seasonal heated outdoor swimming pool, tennis courts, private beach, barbecue terrace, library and laundry room (separate charge).

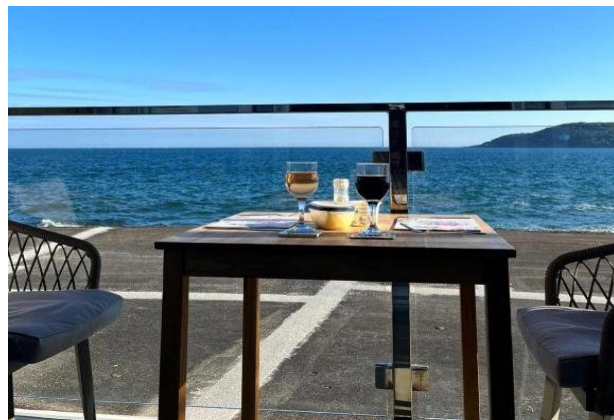
Situated in an area of outstanding natural beauty, the Grade II listed Fort Picklecombe was commissioned in the 19th century to defend the busy Naval Base of Plymouth. Property developers converted this imposing building in the 1970's into 103 impressive apartments retaining original features and a sense of history.

Sitting proudly on the edge of the Mount Edgecumbe Estate and Country Park, overlooking Plymouth Sound, the Fort has breath taking panoramic sea views. Nearby are the pretty fishing villages of Kingsand and Cawsand with their narrow lanes of colour washed cottages, charming shops, pubs and cafes. Follow the South West coastal path from the Fort to explore the beauty of the Rame Peninsula and its many secluded beaches.

Tenure: Leasehold – share of freehold. Remainder of 999 years from 2015. Service Charge Per Annum: Approx £3,600. Ground Rent: £50 per annum. Management Company: www.fpmc.co.uk

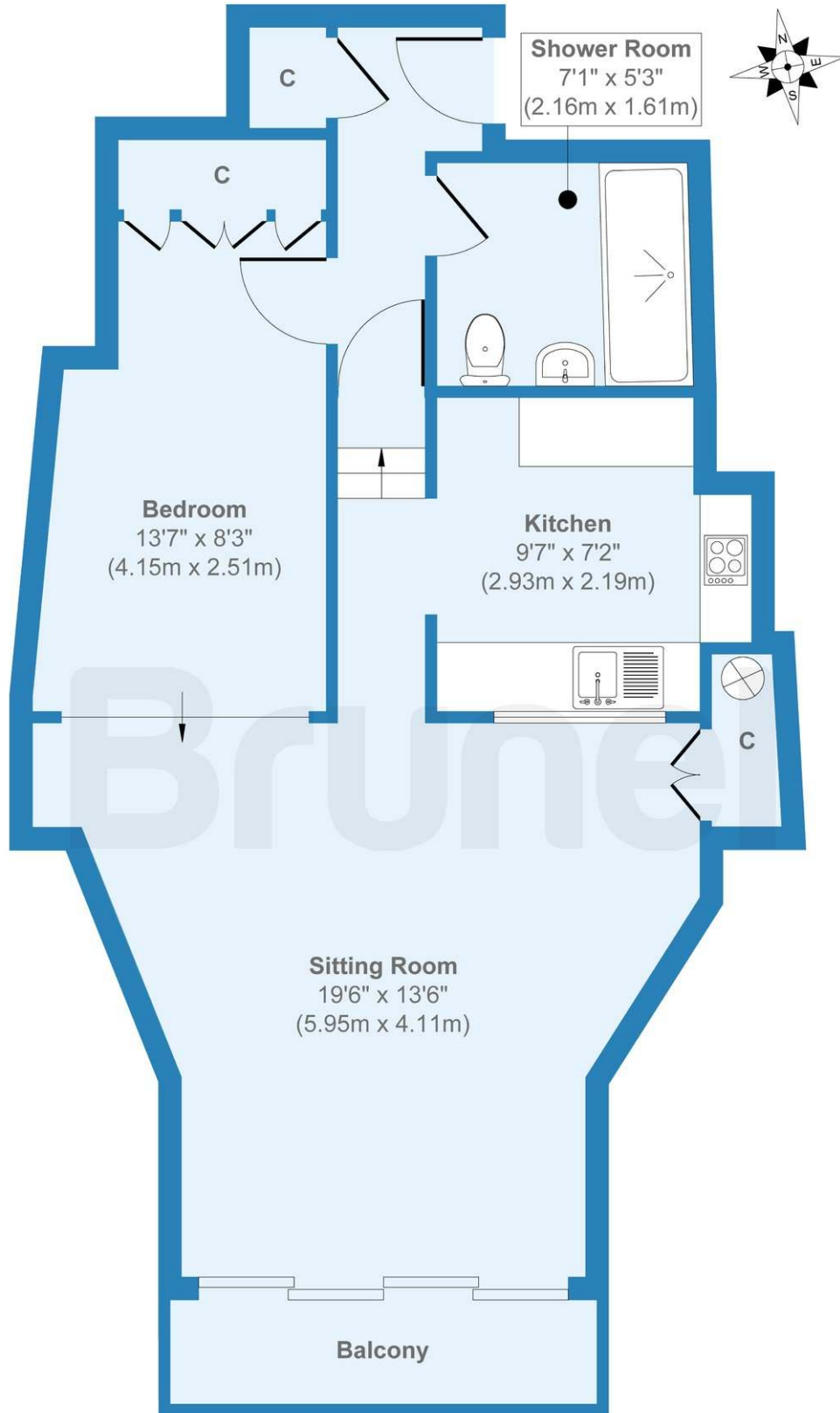
Agents Notes:

Council Tax Band: Business Rates | Tenure: Leasehold-Share Of Freehold | Local Authority: Cornwall Council | Listing: Grade II Listed | Availability: No Onward Chain | Restrictions: Lease does not allow for holiday lets / businesses operating from the property.





Fort Picklecombe



Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Measurements are taken from the widest parts of a room and are likely to include alcoves. This plan is not to scale, is made for illustrative purposes only, and should be used as such by any prospective purchaser. Services, systems and appliances have not been t
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