

# Sandys Flat

PADSTOW HARBOUR



## Jackie Stanley

ESTATE AGENTS





- *Beautifully Situated Harbourside Property*
- *Wonderful Aspects over the Harbour & Camel Estuary*
- *One Double Bedroom/One Modern Bathroom*
- *Rear Sun Terrace*
- *Open Plan Lounge Dining Area with superb views across the Harbour, Estuary & Beyond*
- *Immaculately Presented Throughout*
- *Located on the Vibrant Quayside of Picturesque Padstow, with direct harbour views*
- *Currently a Successful Holiday Let & Sold Fully Furnished*





A beautifully welcoming apartment, situated in an elevated position overlooking the harbour, Sandys Flat boasts inviting bijou restful accommodation, in one of the most desirable locations in Padstow, with views over the harbour that are just delightful.

The décor is neutral and the comfortable feel of the property lends itself to rest and relaxation whilst soaking in all that vibrant Padstow harbour offers. The views over the harbour and estuary are just delightful, and being a first floor apartment the views are even more spectacular and far reaching. There is one well appointed double bedroom, and a family bathroom.

The kitchen has a well-equipped range of floor and wall cabinets which include contrasting work surfaces, built in cooker, hob and extractor, fridge freezer, washing machine and dishwasher. The Lounge dining area is open plan and enjoys those all important views out over the harbour and beyond. There is space for a dining room table, chairs, sofa and occasional furniture.

Sandys Flat is currently operating as a successful holiday let, details of which are available upon request.

## **Sandys Flat, North Quay, Padstow Cornwall, PL28 8AF £410,000 guide**



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*“...captivating views of Padstow Harbour and the adjacent estuary.... a real treat to the senses”*

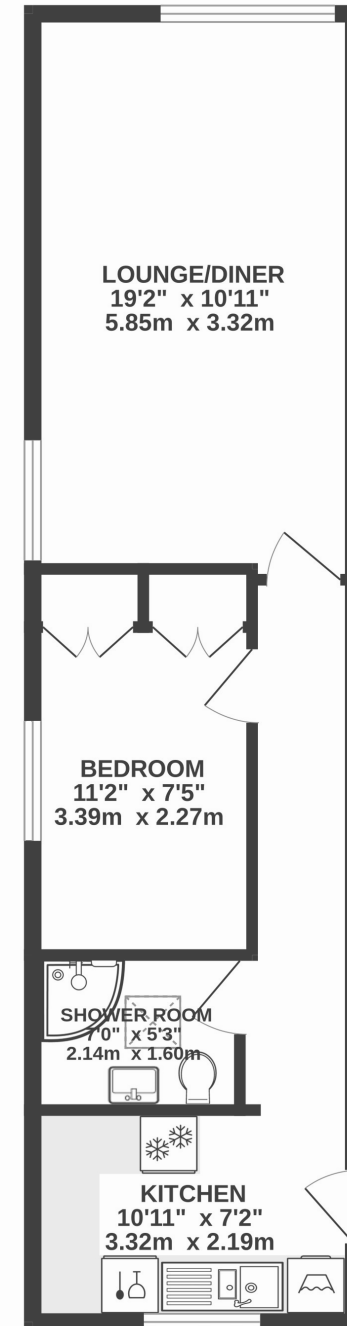
The apartment, is held on a 199 year lease with 192 years remaining. There is no yearly service charge and ground rent is £1. Services to the property include mains electricity, water and drainage. EPC rated D. Council Tax Band TBC. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity is available.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth’s Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose.

The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find Sandys Flat, drive towards Padstow on the A389. Follow the road around the outskirts of the town turning right before the fire station on the on the right hand side. Follow the road down to harbour passing the main carpark. As you access the main harbour area you will see a shop called “NO Worries” on the opposite side of the Harbour, there is a side access is to the left hand side of this shop, follow this and go up the steps up to the sun terrace, where access can be gained to the property on the left which sits above the row of shops below. The postcode for satellite navigation is PL28 8AF. What3words: ///slopes.shades.trembles

GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 sq.m.) approx.