



## **6 BROOKLYN FLATS, ST MAWES, TR2 5AH.**

### Accommodation

Entrance Hall with Stairs to Upper Hall, Kitchen,  
Living Room, Bedroom, Bathroom.

Outside: Patio Area, Communal Gardens, Residents Parking.

**£295,000** Including all Contents except personal items

Leasehold

Viewing only by appointment with H Tiddy

Enjoying some of the finest views in the village over the harbour, across St Anthony Headland and out to sea this purpose built first floor apartment sits in an elevated location only 170 yards from the beach. Both the living room and bedroom have stunning panoramic views taking in the ferry docking at the quay and the marine activities throughout the seasons. In excellent order, this is a great investment property for those looking for a permanent base in the village or an easy to maintain lock up and leave bolthole. It is rare to find properties in this price range with communal gardens, tucked quietly away with the huge benefit of residents parking.

The apartment is accessed via an entrance lobby, ideal for hanging coats and shoe storage, with stairs leading up to the first-floor landing with the living room, kitchen, bedroom and bathroom leading off. The flat is light and airy and has been well maintained and is decorated in neutral colours. Beside the front door is a patio area large enough for a table and two chairs to enjoy a morning coffee perhaps. There is a residents parking area and to the rear of the building are large lawned communal gardens overlooking the harbour with spectacular views to enjoy.

Situated circa 350 yards to the centre of St Mawes with all the amenities in this award-winning village, beautiful harbour and beaches, this low maintenance apartment with fabulous views and parking is an opportunity not to be missed!

**Location Summary** – (distances and times are approximate). St Mawes Harbourside – 170 yards! Summers Beach – 350 yards. Truro – 10 miles via car ferry. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Newquay Airport – 29 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

### **Location – St Mawes**

This enchanting south facing harbour village is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a good wide range of amenities, which are open all year, including butchers, bakers, convenience store, post office / newsagent, doctors, hairdressers, dentist, pharmacy, village hall, church, delicatessen and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

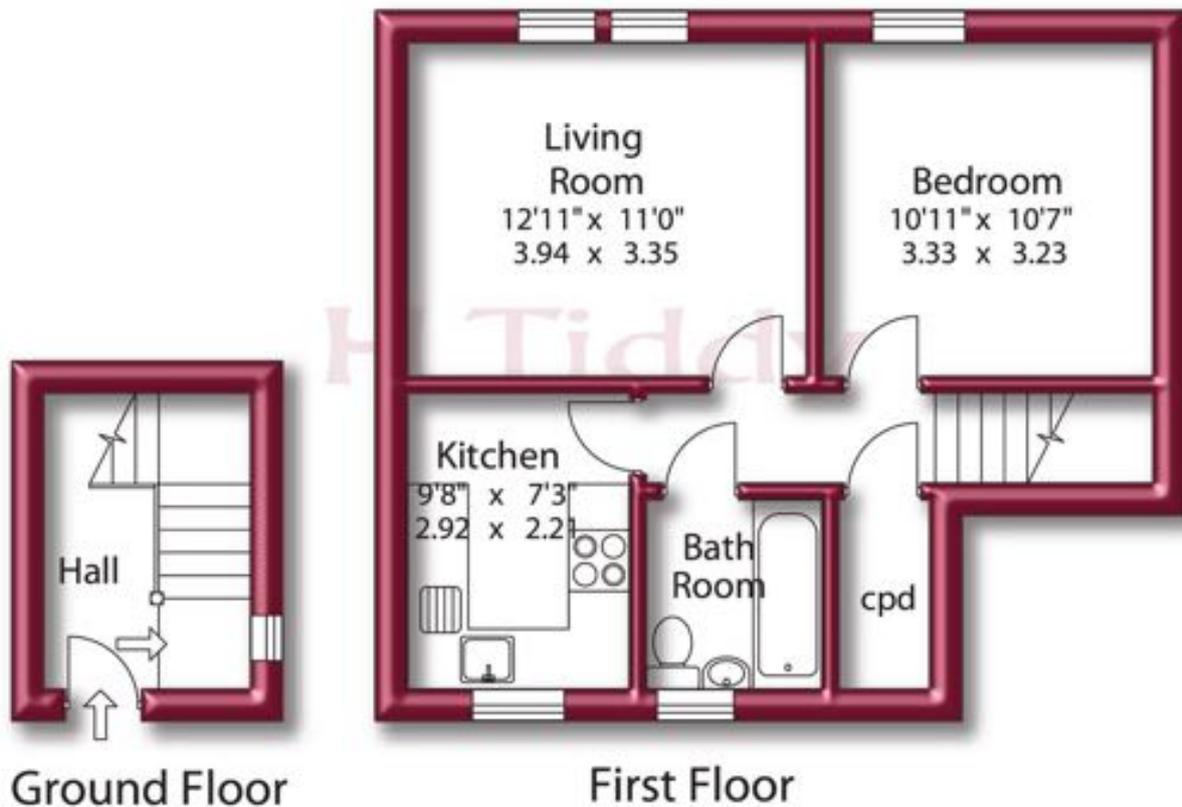
St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the recently re-modelled Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages.

In a wider context, Cornwall has been enjoying a renaissance offering a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, the Tate Gallery and Truro Cathedral. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Falmouth and Padstow), Jamie Oliver (Fifteen), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and the Roseland's own Chris Eden at the Driftwood, Rosevine.





Approx Gross Internal Floor Area = 532 Sq. Feet  
= 49.32 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water, electricity and drainage. Electric central heating. Telephone and television points.

**Energy performance certificate rating E. Council tax band B.**

### Contents, Fixtures and Fittings

All included except personal items.

### Tenure - Leasehold

121 years from May 2000. Annual ground rent £10.00. Annual service charge approximately £180 (2021 / 2022) but dependent on works carried out on the building. Ideal permanent or second home although cannot be used for holiday letting.

### Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

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