



**Mevagissey, Cornwall**

**ALASTAIR SHAW**  
COASTAL AND COUNTRYSIDE HOMES

# Mevagissey, Cornwall

Available to the over 60's, a spacious and beautifully presented two bedroom apartment benefitting from pretty communal gardens and parking with the security and peace of mind of being warden controlled.

The apartment is conveniently located in the centre of the village and is within a short level walking distance to the village shops, harbour, doctors surgery, post office and other village amenities.

The apartment is light and airy and located on the first floor which can easily be accessed by a stair lift if necessary. The accommodation comprises of an entrance hallway, two double bedrooms, lounge/dining room, kitchen and updated shower room. Double glazed throughout. **EPC – tbc.**

**NO CHAIN**

## Communal Hallway

From the main communal garden a multi paned glazed entrance door leads into the communal hallway where a resident's notice board can be found. A staircase fitted with a stair lift which gives access to the first floor. The apartment can be found on the right hand side at the top of the stairs. A painted entrance door leads into;

## Hallway

Built in cupboard which houses the electric trip switches with shelf and hanging rail. Airing cupboard with 'Artisan' water heater and 'Redring' heating control panel and is fitted with wooden slatted shelving. 'Tunstall' intercom gives access to the front door. Warden alert cord. Dimplex heater, smoke alarm and loft access. Privacy glazed doors lead to the lounge and shower room. Wooden panel doors lead to the bedrooms.

## Lounge/Dining Room

*15'7" x 11'9" widening to 14'6" (4.75m x 3.58m, 4.42m)*

Window to the front elevation with views over the pretty communal gardens. Electric fire with mock marble surround and ornate mantle over. TV point, phone point, warden alert cord and Dimplex heater.

## Kitchen

*5'10" x 10'3" (1.78m x 3.12m)*

A dual aspect room which is fitted with a range of base and wall units with shaker style doors. Wood effect worktop with tiled splash back. Stainless steel sink with side drainer and mixer tap over. Integrated electric 'Billing Formula' 4 ring hob with 'Acorn' extractor hood over. Integrated 'Tauber' electric oven. Space for washing machine and fridge/freezer. Wall mounted Dimplex heater.



### Bedroom One

14' x 9'7" (4.27m x 2.92m)

A bright room with dual aspect windows. Space for a double bed and range of bedroom furniture. Dimplex heater and warden alert pull cord. Phone point.

### Bedroom Two

8'8" x 8'2" (2.64m x 2.49m)

Window to the side aspect. Electric radiator and warden alert cord.

### Shower Room

Updated and fitted with a white suite comprising of a low level WC, built in vanity unit with drawers and storage cupboards. Integrated sink with mixer tap over. Walk in, fully tiled shower cubicle with sliding door, shower seat and hand rails. Fitted with an 'Aqualisa Quartz Electric 8.5' shower. Heated towel rail, wall mounted mirror, Dimplex fan heater, warden alert cord and a privacy glazed window to the rear elevation.

### Communal Parking

There are two communal parking areas at the property, one next to the communal garden and one with access from Tregoney Hill.

### Communal Gardens

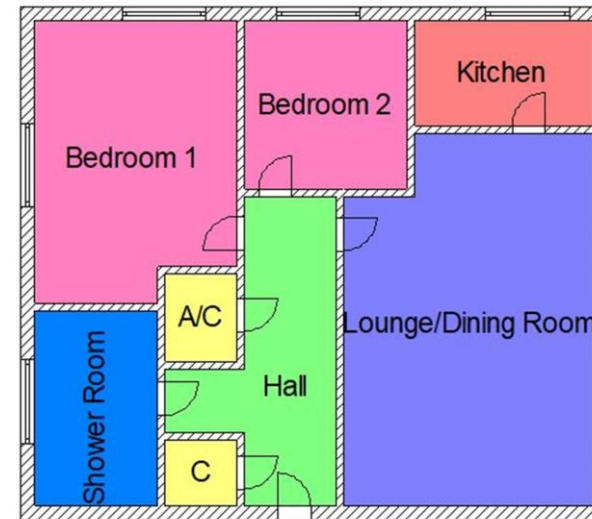
The apartment benefits from the use of beautifully maintained gardens which feature several flower beds and are planted with a range of plants, shrubs and Cornish palm trees. There are a couple of benches to sit and enjoy the garden. Gated access to the communal parking area. Gated access to a communal bin storage area. Ramped access to the ground floor hallway. Outside lighting and paved pathways.

### NB:

The use of the stair lift is by separate negotiation.



### FLOORPLAN



Schematic Diagram Only  
NOT TO SCALE

Please note the shown door openings are a guide and might not represent which side the doors are hung.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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