

**THE
PROPERTY
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2 BRUNEL QUAYS GREAT WESTERN VILLAGE LOSTWITHIEL PL22 0JB

A GROUND FLOOR SOUTH FACING TWO
BEDROOM APARTMENT WITH PRIVATE PATIO
AND PARKING SPACE ON THIS SOUGHT-AFTER
RIVER FRONTING DEVELOPMENT.

- ENTRANCE HALL • OPEN PLAN KITCHEN LIVING
AREA • MASTER BEDROOM WITH EN-SUITE SHOWER
ROOM • SECOND BEDROOM • BAHROOM • SOUTH
FACING PATIO TO REAR • RIVER VIEWS • PARKING
SPACE • LEVEL WALK TO ALL AMENITIES •



GUIDE PRICE: £350,000

2 Brunel Quays offers a rare opportunity to purchase a flat on this select award winning water fronting development with a sunny south facing patio.

Lostwithiel town centre is within a short level walk and offers a wide range of facilities which cater for day-to-day needs. These include doctors surgery, dentists and a variety of shops and restaurants. There is a mainline railway station with a regular service to London Paddington.

2 Brunel Quays overlooks the River Fowey which winds its way to the beautiful south Cornish coast. The property itself boasts a good-sized open plan reception room with patio doors opening to the south facing patio and benefits from a newly fitted (less than one year old) gas fired Worcester combination boiler.

An early viewing is considered essential.

SECURITY DOOR TO:

COMMUNAL HALL: Stairs and lift. Door to:

INNER HALL: Door to:

ENTRANCE HALL: Light wood effect flooring, obscured internal window to kitchen, Central heating radiator, built in storage cupboard, doors to bedrooms, bathroom, and open plan living area.

OPEN PLAN KITCHEN/LIVING AREA:

Living/ Dining area: 6.1m x 4.6m Light wood effect flooring, Central heating radiator, Electric feature fireplace with surround. Patio doors to rear out onto patio.



Kitchen: 2.8m x 2.1m Range of wooden units comprising sink unit with cupboards under, work surfaces with cupboards and drawers, eye level cupboards, built in oven, hob and extractor fan, integrated washer/dryer and fridge/freezer. Newly fitted (1 year old) Worcester gas fired boiler supplying central heating and domestic hot water.



BEDROOM ONE: 4.6m x 3m Window to front. Central heating radiator.



EN-SUITE SHOWER ROOM: With fully tiled shower cubicle, wash handbasin, low level WC, extractor fan, central heating radiator, part tiled walls.

BEDROOM TWO: 2.9m x 2.2m. Window to front. Central heating radiator.



BATHROOM: Suite comprising panelled bath, wash handbasin, low level WC, central heating radiator, extractor fan.



OUTSIDE: Patio doors from the living area lead out to a private patio for 2 Brunel Quays, bordered by mature plants and shrubs benefiting from a sunny southerly aspect and pretty river views.

EPC BAND: C

COUNCIL TAX: B



