



**10 CARBEAN APARTMENTS, FETTLING LANE,
CHARLESTOWN ST AUSTELL PL25 3FT**

PRICE £295,000



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A SUPERB SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT WITH BALCONY OVERLOOKING A SMALL LAWNED AREA IN THE MUCH SOUGHT AFTER PORT OF CHARLESTOWN. SITUATED IN THE EXCLUSIVE WATERWHEEL APARTMENTS DEVELOPMENT, THIS TOP FLOOR APARTMENT OFFERS SPACIOUS AND WELL PRESENTED ACCOMMODATION WITH OPEN PLAN LIVING, DINING AND KITCHEN AREA WITH INTEGRATED APPLIANCES AND BALCONY ACCESS, LUXURIOUS BATHROOM AND TWO DOUBLE BEDROOMS WITH THE MASTER HAVING EN-SUITE. ALSO BENEFITS FROM GAS CENTRAL HEATING, LOFT STORAGE AND AN ALLOCATED PARKING SPACE. THE PICTURESQUE VILLAGE OF CHARLESTOWN IS LOCATED ON THE SOUTH COAST OF CORNWALL APPROXIMATELY TWO MILES FROM ST AUSTELL. THIS HISTORIC GEORGIAN PORT IS HOME TO THE ICONIC TALL SHIPS AND HAS TWO PEBBLE BEACHES FOR BATHING AND RELAXING. CHARLESTOWN ALSO ENJOYS A BUSTLING NIGHTLIFE WITH A GOOD CHOICE OF BARS, RESTAURANTS AND COFFEE SHOPS. A WIDER RANGE OF SHOPS AND FACILITIES CAN BE FOUND IN THE NEARBY MARKET TOWN OF ST AUSTELL.

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The Property

A superb spacious two bed first apartment with balcony overlooking a small lawned area in the much sought after port of Charlestown.

Situated in the exclusive Waterwheel Apartments development, this top floor apartment offers spacious and well presented accommodation with open plan living, dining and kitchen area with integrated appliances and balcony access, luxurious bathroom and two double bedrooms with the master having en-suite. Also benefits from gas central heating, loft storage and an allocated parking space.

The picturesque village of Charlestown is located on the south coast of Cornwall approximately two miles from St Austell. This historic Georgian port is home to the iconic tall ships and has two pebble beaches for bathing and relaxing. Charlestown also enjoys a bustling nightlife with a good choice of bars, restaurants and coffee shops. A wider range of shops and facilities can be found in the nearby market town of St Austell.

Charlestown is a popular Georgian harbour side village situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers and The Eagle Has Landed, largely due to its picturesque natural and unspoilt coastline surroundings. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses. To both sides of Charlestown harbour there is the South West coastal footpath providing some wonderful walks with cliff top views and sandy coves and beaches, leading towards Carlyon Bay, Porthpean and Duporth. To the east lies the natural deep harbour port of Fowey with excellent boating facilities and with a range of excellent local shops and restaurants. Nearby is the beach of Porthpean which has its own sailing club. The coastal footpath is a short walk away towards Duporth and Porthpean and towards Carlyon Bay, Polkerris and Fowey.

Room Descriptions

First Floor

Entrance Hallway

RCD unit. Entry phone. Smoke detector. Roof access. Built in large storage cupboard.

Kitchen / Lounge

3.029m x 8.14m (9' 11" x 26' 8") Kitchen area is fitted with a range of cream coloured base and eye level cupboards. Built in electric oven, gas hob, glass splash back and stainless steel extractor. Built in dishwasher. Built in washer / dryer. Built in fridge / freezer. Cupboard housing the 'Ideal' wall mounted gas fired boiler. Window to the rear and the side. Two radiators. Full glazed doors and full height windows leading to a balcony area.

Lounge Area

This area is open plan to the kitchen area, please see measurements above for the overall room.

Bedroom 1

3.219m x 3.44m (10' 7" x 11' 3") Juliette balcony to the front with double doors Radiator. Telephone point. Central heating control. Door to en-suite.

En Suite

1.5m x 1.358m (4' 11" x 4' 5"). Recessed double shower cubicle. Fully tiled. Stainless steel towel radiator. Wash hand basin. Low level WC. Shaver socket.

Bedroom 2

3.482m x 3.088m (11' 5" x 10' 2"). Window to the rear. Radiator. Built in deep double wardrobe cupboard.

Bathroom

1.6m x 2.25m (5' 3" x 7' 5") White suite comprising of panel bath with shower mixer attachment. Wash hand basin, low level WC. Shaver socket. Towel rail.

Outside

Balcony

There is a private balcony enjoying country views

Allocated parking