



Middle Wharf  
Mevagissey  
St. Austell  
PL26 6UP

Offers In The Region Of  
£160,000

- STUNNING HARBOUR VIEWS
- CASH BUYERS DUE TO LEASE\*
  - NO ONWARD CHAIN
- REQUIRES MODERNISATION
  - LOCATED ON HARBOUR FRONT
  - BATHROOM
- TWO DOUBLE BEDROOMS
- LIVING ROOM WITH SEA VIEWS



 Millerson  
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 603.00 sq ft



### Property

This is a rare opportunity to acquire an two bedroom second floor flat with uninterrupted stunning views out over Mevagissey harbour and the sea beyond where one can enjoy the the coming and goings of the boats and trawlers.

The flat is set in a small block of flats with communal hallway leading up to the second floor landing giving access into the flat. The flat offers accommodation that briefly comprises entrance hall, lounge with views directly out over the harbour, main bedroom with views, kitchen, bathroom and second bedroom. The flat has been in the present ownership for a considerable time, where they have enjoyed many family breaks.

### Location

This flat is located on the edge of the harbour, right in the centre of this beautiful working fishing village, in amongst many restaurants, pubs, local shops and galleries, where one can savour the character of a sea side village on the South coast of Cornwall.

Mevagissey is a few miles from so many local attractions, such as the Lost gardens of Helligan, Pentewen beaches, St Austell town with a main line railway station and the Eden project. The City of Truro is also about fourteen miles away and there are many lovely beaches and villages on the Roseland peninsula with a ferry across to the Falmouth side of the main rive Fal.

### Entrance Door.

There is a glazed front door to communal entrance hall with tiled floor and stairs to first and second floor landings. Glazed door to communal door to flats 3 and 4.

### Hallway

Approached via glazed door to hallway with doors leading to all rooms parquet flooring, built in store cupboard and airing cupboard with immersion tank.

### Lounge

15'5" x 13'3" (4.71m x 4.06m)

A spacious and light room with fantastic views out over the harbour and sea, night storage heater, four wall light points.

### Kitchen

9'10" x 6'9" (3.00m x 2.07m)

Range of base units with work tops, space for electric cooker with electric cooker point, space for fridge, wall mounted heater, window to rear elevation.

### Bathroom

With panelled bath and mixer taps, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, fluorescent light and shaver socket.

### Bedroom One

11'7" x 9'8" (3.54m x 2.95m)

Glorious views out over harbour, wall light points, electric night storage heater.

### Bedroom Two

8'2" x 8'2" (2.51m x 2.49m)

Window to rear elevation.

### Outside

There is a large first floor outside terrace, ideal for enjoying some outdoor entertainment..

Carparking is allowed for unloading and loading outside the flat.

### Services

Mains water, Electricity, Drainage.

Council Tax 'B'

### Agents Note

£160k for Cash Buyers with the existing remaining lease of 49 years.

Please note that the flat has a 99Year Lease and there is 49 years remaining from December 2025.

Insurance £302.77 pa for 2024-25

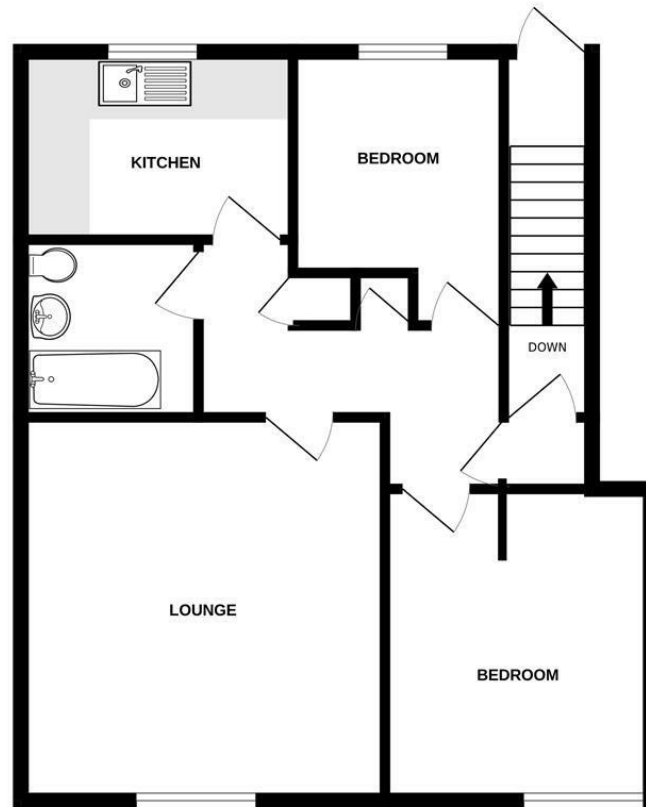
Ground Rent: £400 pa

The lease stipulates that there cannot be any holiday letting, ( one can use it for holidays but not for holiday lettings)

The Freeholders will consider an extension to the lease, and if a mortgage is required, then this will need to be sorted out before and may take some time. ( can be agreed if present owner or purchaser wishes to negotiate this).



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		53	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins  
01726 72236

### Contact Us

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