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Vibrant & Stylish Holiday Apartment
Yards from the Magnificent Beach at Watergate Bay
Two Bedrooms & Fully Furnished
Open Plan Living Area & Rear Facing Juliette Balcony with Views of the Communal Gardens
Contemporary En-Suite Shower Room & Family Bathroom
Immaculately Presented with Underfloor Heating Throughout
Storage Cage & Allocated Parking

18 Waves, Watergate Bay
£285,000

This vibrant & stylishly presented two bedroom holiday apartment comes fully furnished with secure allocated parking just a stones throw from the magnificent beach at Watergate Bay.

For further information about this property please visit our office or call us on

01841 532555

rightmove  Zoopla.co.uk  PrimeLocation.com 



Registered Office
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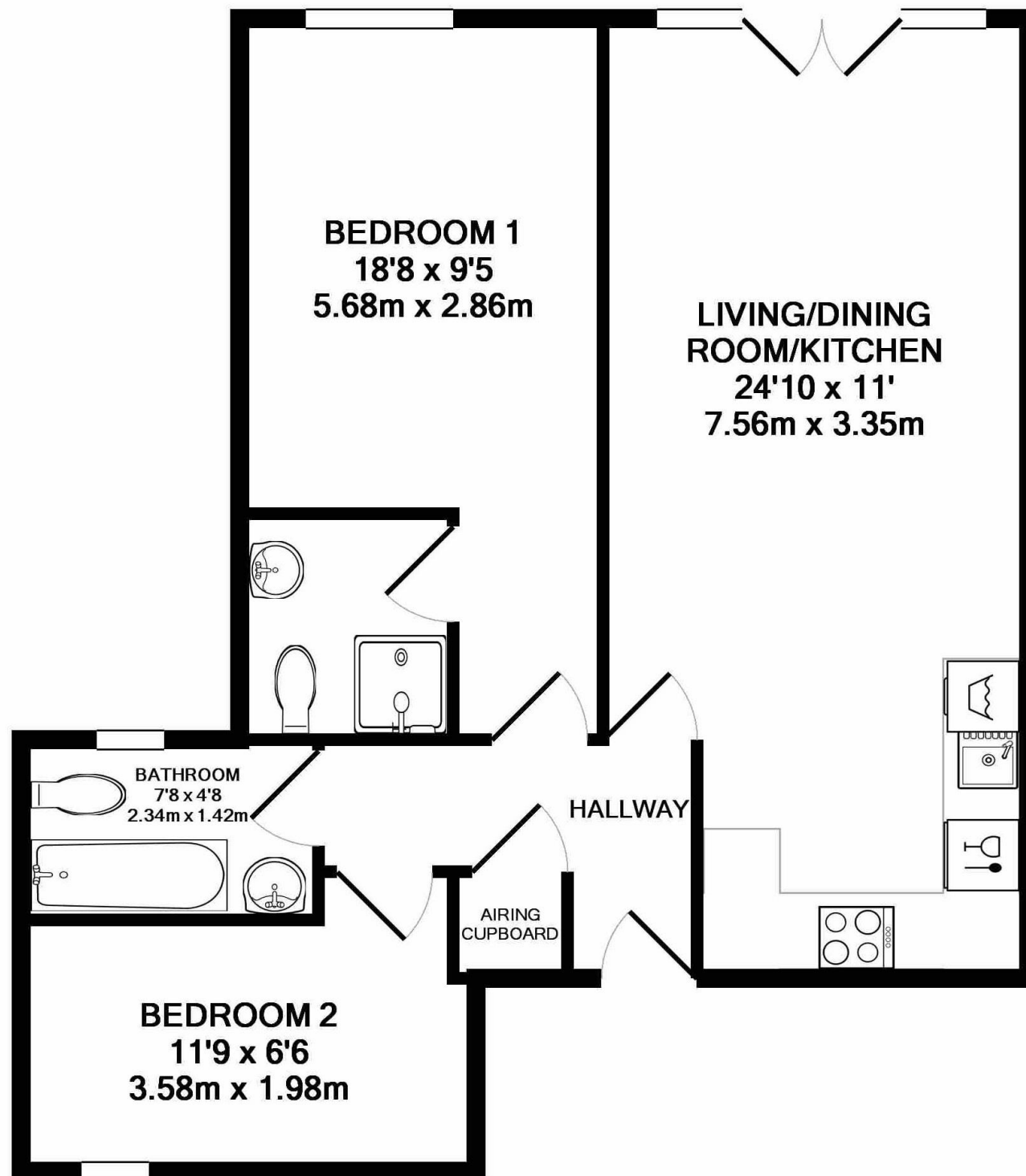
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TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)



Cited in a private position within the Waves development with a pleasant outlook over the communal gardens, 18 Waves is a contemporary two bedroom apartment located in Watergate Bay just 150 meters from the spectacular sandy beach. The development boasts allocated parking, secure telephone entry system and communal beach showers with each apartment having the convenience of a separate lockable storage area on the ground floor, perfect for surfboards and sandy wetsuits.

The modern high specification accommodation comprises an open plan living space full of natural light with French doors that open to the Juliette balcony which provides a vista to the pretty and well maintained communal gardens. Having owned the property for approximately 9 years, the vendors have improved and maintained the apartment exceedingly well. The kitchen has an extensive and modern range of sleek white gloss floor and wall cabinets which includes contrasting work surfaces and integrated eye level microwave, dishwasher, washing/dryer, electric oven, hob and extractor. The tall freestanding fridge/freezer is included in the sale. There is ample space for a dining room table and chairs, sofas and plenty of occasional furniture.

From the entrance hallway, you have the family bathroom which is stylishly fitted and finished with contemporary sanitary ware to include a paneled bath with glass screen and thermostatic shower above, a wash hand basin, low level WC, a heated towel rail and fully tiled walls & flooring. Next up is the master bedroom which is a generous double with a rear aspect double glazed window with views to the communal gardens, freestanding wardrobe and occasional furniture. The master en-suite shower room is again stylishly fitted and finished with contemporary sanitary ware to include a glass shower enclosure, a floating wash hand basin, low level WC, a heated towel rail and fully tiled walls & flooring. The second bedroom currently has bunk beds and wardrobe with a front facing window offering a view of the beach and sea.

The apartment is beautifully decorated with underfloor heating throughout and UPVC double glazing. There is allocated parking for one vehicle in the barrier controlled car park, lockable caged storage area and communal beach showers. There is also a communal BBQ area to the rear of the development with some lovely views.

18 Waves is currently run as a holiday let achieving good rentals throughout the year which makes it an excellent, ready to go investment opportunity. The apartment is held on the remainder of a 999 year lease commencing in 2006. The service charge is currently £1050 with a ground rent of £100 payable. Services to the property include mains electricity, water and drainage.

Watergate Bay is an extremely sought after beach location, with a hive of activity and many attractions such as Jamie Oliver's beach front restaurant 'Fifteen' and The Extreme Academy sports school offering a great range of sports and activities. A wide range of events are held at the bay throughout the year such as surf competitions and water sports meaning the atmosphere in the small beach community is one of great energy and excitement.

To find Waves, leave Padstow on the A389 and continue onto the B3274 for 4 miles. Turn right towards St Eval and St Mawgan continue for 2 miles, at the junction turn left and left again at the next junction. Once you reach the junction into Mawgan Porth take the left and drive through Mawgan Porth. Follow this road until you reach Watergate Bay, turn left at the junction and the Waves apartments are on your left hand side. The postcode for satellite navigation is TR8 4AY.

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