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**Jackie Stanley**  
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**Vibrant & Stylish Freehold Holiday Apartment** **30 Waves, Watergate Bay**  
 Yards from the Magnificent Beach at Watergate Bay **£275,000**  
 One Double Bedroom & Fully Furnished  
 Open Plan Living Area & Rear Facing Juliette Balcony with Views of the Communal Gardens  
 Contemporary Family Bathroom  
 Immaculately Presented with Underfloor Heating Throughout  
 Storage Cage & Allocated Parking

This vibrant & stylishly presented one double bedroom freehold 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**



Registered Office  
 1 North Quay Padstow Cornwall PL28 8AF

VAT Registration No: 6759665 67  
 Registered in England 4991702

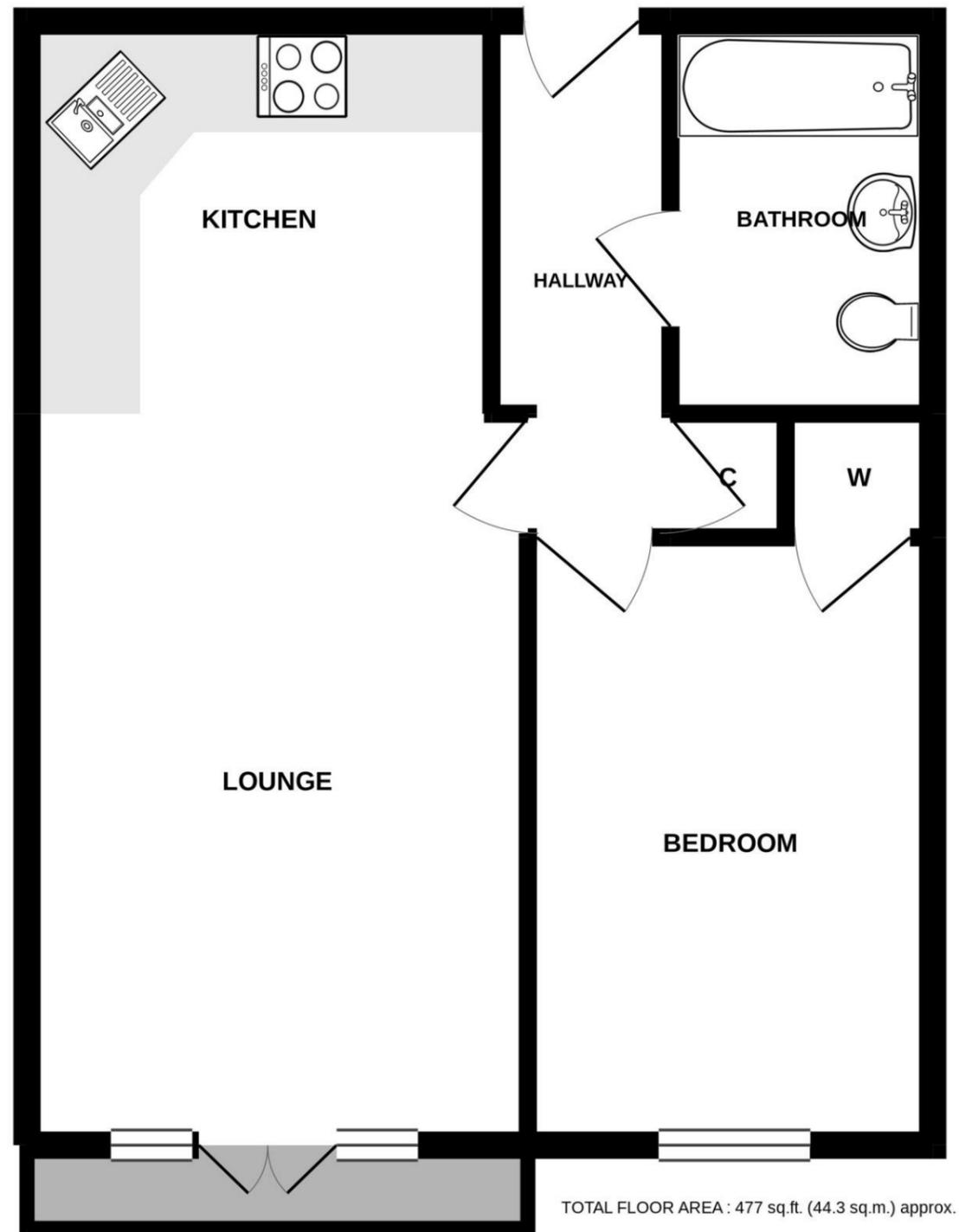
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GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



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Sited in an elevated position within the Waves development with a pleasant outlook over the communal gardens, 30 Waves is a contemporary one bedroom fourth floor penthouse 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 accommodation comprises an open plan living space full of natural light and a high ceiling. French doors open to the Juliette balcony which provides a vista to the pretty and well maintained communal gardens. The kitchen has an extensive and modern range of 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 folding 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 and a large recessed wardrobe.

The apartment is neutrally 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 of the ocean and coastline beyond.

30 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 freehold and Waves was built in 2006. The service charge is currently £1,375. 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 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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