

8 Yellow Sands

HARLYN BAY



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ESTATE AGENTS





- **Located in Highly Desirable Harlyn Bay**
- **Moments from the Sand & Surf**
- **Ground Floor Holiday Apartment**
- **Two Bedrooms/One Bathroom**
- **Open Plan Living Accommodation**
- **Well Tended Communal Gardens & Allocated Parking**
- **The Perfect Bolthole & Investment Property**
- **Excellent Location for Exploring the Coast**



Situated just moments from the sought after sandy surfing beach of Harlyn Bay sits this comfortable two bedroom holiday apartment with communal gardens and allocated parking.

8 Yellow Sands is a single storey holiday apartment, cosy yet comfortable and one of several in this converted period building. As the accompanying floorplan illustrates, the accommodation comprises an open plan living space with patio door, room for sofas, dining table and chairs and occasion furniture. The kitchen is fully fitted with a range of cabinets and drawers and freestanding cooker/hob, fridge and microwave.

There are two bedrooms, one is a genuine double and the second a single/bunk room. The family bathroom is fitted with a white suite complete with bath and shower over. The property also benefits from UPVC double glazing.

There is a lovely communal garden with tables and chairs for owners and guests to enjoy. There is also allocated parking for one car. Services to the property include mains electricity, water and drainage. EPC rating F. Council tax band A.

The property benefits from the remainder of a 999 year lease from 1988. An annual ground rent of £25 and maintenance charge of approximately £1,000 per annum is applicable which includes buildings insurance and maintenance of the communal areas.

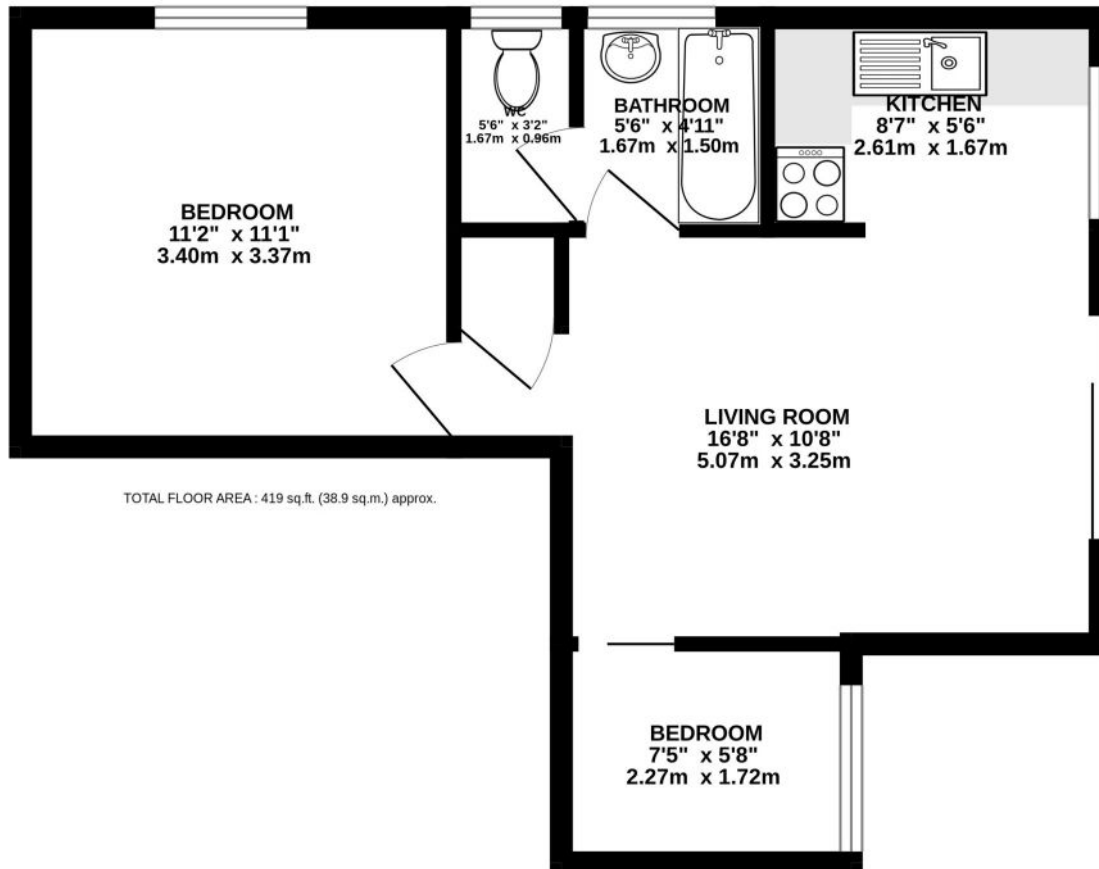
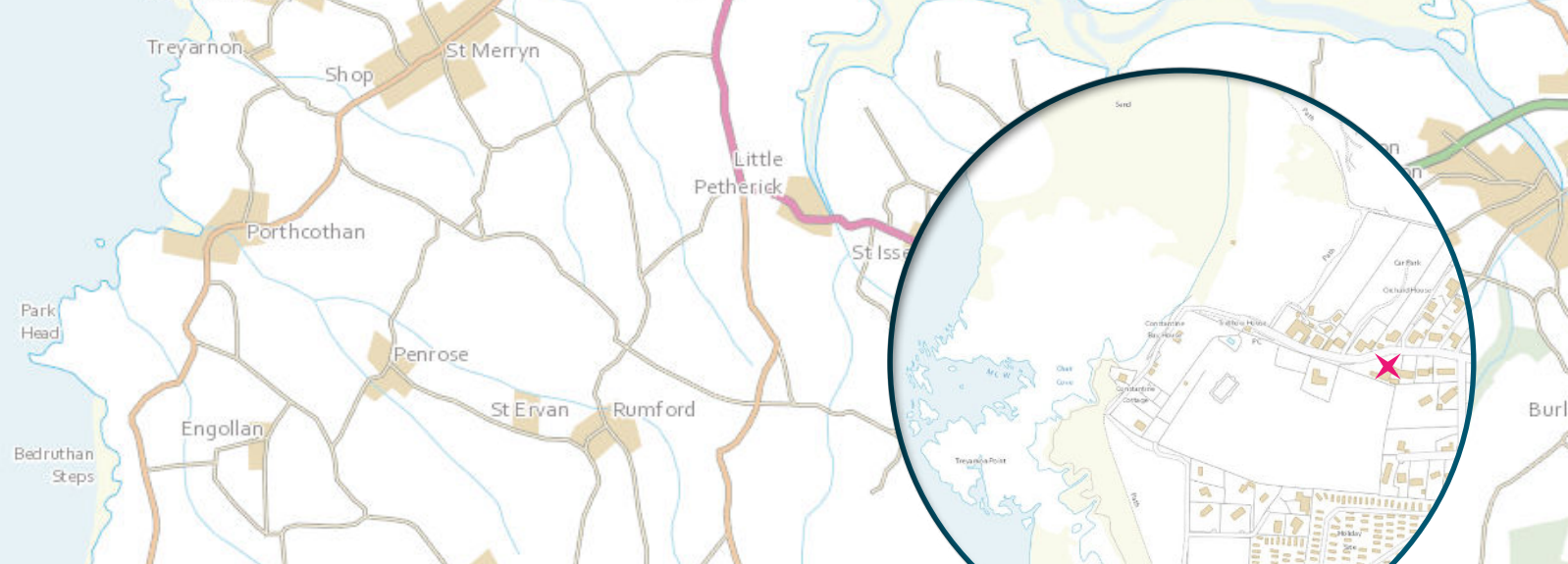
8 Yellow Sands, Harlyn Bay

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£295,000 guide



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To find 8 Yellow Sands, follow the B3276 coast road out of Padstow towards Trevone and Harlyn, taking signs to Newquay. Follow this road for approximately one mile before turning right signposted to Harlyn Bay. Follow the lane for approximately 1.1 miles, passing the beach at Harlyn, and Yellow Sands can be found along on the right hand side. The postcode for satellite navigation is PL28 8SE. What3words: scuba.unsecured.ground