

## THE COVE, MAENPORTH

**£450,000**

**THIS STUNNING APARTMENT ENJOYS ONE OF THE BEST POSITIONS AT MAENPORTH BEING AT THE COVE, IT HAS SUPERB OPEN PLAN ACCOMMODATION WITH A ROOF TERRACE BOASTING VIEWS DIRECTLY OUT OVER MAENPORTH BEACH AND COVE. WITH THREE BEDROOMS AND TWO PARKING SPACES THIS IS AN IDEAL HOLIDAY RETREAT.**

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**LOCATION**

Maenporth is an extremely sought after hamlet and is located approximately four miles from the colourful harbour side town of Falmouth which provides a wide range of business and leisure facilities. The apartment is located within the sought after and renowned Maenporth development, above Maenporth beach and is set amongst beautifully landscaped gardens and grounds as well as woodland (approximately 29 acres). On site facilities include a leisure centre with full sized heated indoor swimming pool, table tennis area and games room. There are also tennis courts and a highly regarded restaurant is situated at the entrance to the development, as well as a beach cafe which is located on the actual beach itself for daytime snacks. This superb apartment is situated in arguably one of the best locations at maenporth being at the Cove, close to the entrance and commanding stunning views directly over the beach.

**Hallway**

Loft hatch, radiator and doors to

**Open Plan Kitchen/Lounge/Diner**  
**24'7" x 23'9" (7.5m x 7.24m)****Kitchen Area**

The kitchen area is fitted with a range of modern base and eye level units with granite work tops over and inset sink and drainer with tiled surround. The kitchen is fully integrated including an oven, hob and extractor hood, fridge/freezer, dishwasher and washing machine.

**Lounge/Dining Area**

This extremely light and spacious room features dual aspect windows with a window to the side aspect enjoying a lovely rural outlook and double doors leading to the roof terrace and enjoying a stunning view across the Cove. There is a large double airing cupboard and three radiators.



**Bedroom One**

**15'2" x 11'4" (4.62m x 3.45m)**

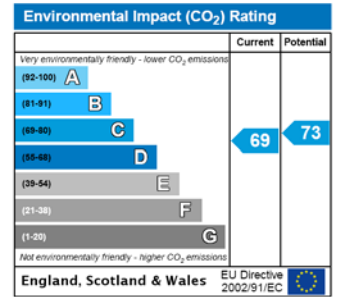
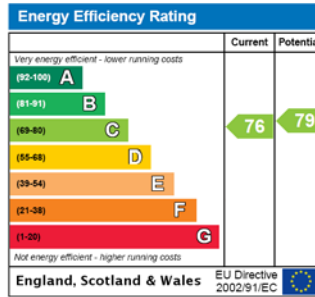
The master bedroom has two velux windows to the front aspect, window to the side aspect, radiator and door to



**OUTSIDE**

**Parking**

There is allocated parking in the residents' carpark to the front of the building.



**Ensuite Shower Room**

Fitted with a modern suite comprising a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail and extractor fan.

**Bedroom Two**

**8'7" x 7'8" (2.62m x 2.34m)**

With windows to the rear and side aspects, and a radiator.

**Bedroom Three**

**11' x 8'4" (3.35m x 2.54m)**

Window to the rear aspect and radiator.

**Bathroom**

The bathroom is fully tiled and is fitted with a modern white suite comprising a panel bath with mixer tap, shower attachment and screen, pedestal wash hand basin, close coupled WC, bidet and window to the rear aspect.







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#### AGENTS NOTES

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.

**VIEWING (By appointment) Through the vendor's agents  
MILLER COUNTRYWIDE**

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9 a.m. to 4.00 p.m. Saturdays

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