



17 Sandbanks, Upton Towans, Nr Gwithian.

£159,950

A superb two bedroomed first floor apartment with balcony - light and airy accommodation situated within this established holiday development - an ideal investment or second home with full vacant possession - viewing essential!

- Refurbished 2 bed holiday apartment
- £15,244 P.A. gross rental income
- Lovely communal gardens
- Walking distance to the beach!
- Parking – 999 year leasehold
- Optional on site management

Tel: 01872 561642

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17 Sandbanks Upton Towans TR27 5BL

The Area

The apartment is located in a quiet coastal setting on the edge of the Towans and is in walkable distance through the dunes to the superb sandy beach at Gwithian and Hayle Towans. This beach is one of Cornwall's best and largest beaches popular with families, surfers and those who enjoy walking the Cornish coastline. Located just a mile from the town of Hayle there are excellent local facilities on hand as well as a mainline train connection to the West and London via St Erth. Further West is the renowned harbor town of St Ives famous for its cobbled streets and quality eateries and art galleries.

This area is deservedly a well-established area popular with visitors and locals alike and is a great location for your home from home or investment property.

The Accommodation

The apartment has been subject to renovation and now offers lovely contemporary light and airy accommodation with modern facilities, all fixings furniture and appliances with equipment included in the sale. A washing machine and dryer are also included. There is a super gloss finished kitchen fully fitted with new appliances included. The sitting room is open plan with the kitchen with doors out to a first floor decked balcony. The bathroom is also new with a white contemporary suite with shower over the bath. The apartment is fully double glazed with wood effect floors. Outside there is a private car park and also a privately owned secluded and enclosed sunny garden ideal for small children with a sand pit and good sized lawns all maintained by the management on site. Everything is in place to enjoy or rent out this lovely holiday home. The property is currently producing healthy letting income via the owners who run their own successful holiday management company on site. Owners will have the choice to use the existing letting and marketing service which provides full linen and cleaning services. Combined summer and winter letting produces a **gross return of £15,244 a year!** Being in such a great location near the beach and dunes with such an excellent income we wholeheartedly recommend your early viewing appointment! Door to communal hall, stairs to first floor, door to:

Entrance Hall

A large built in cupboard with washing machine and dryer, doors to:

Family bathroom & shower/wc

A lovely new modern white suite with panelled plastic bath and shower over, (larger squared bath at the shower end) Perspex screen, hand wash basin, marble effect fully tiled walls, tiled floor, window to front.

Open plan Kitchen & Sitting room 18 x 14'2 overall Kitchen/dining area:

A beautifully fitted kitchen contemporary pastel coloured fronted units with light granite effect work surfaces, brushed aluminium handles, all appliances included: Built in fridge/freezer, 4 ring halogen hob, electric oven and grill, overhead extractor fan, built in dishwasher, single drainer sink, double glazed window to rear. Wood effect floor, dining area with 4 cover round dining table.

Sitting/Dining room:

A good size room being very light and airy having large glazed veranda door to the front with open views leading to the decked **Balcony 8'3 x 2'9**. Armchair and comfortable sofa bed for extra occasional guests. TV point, doors to:

Bedroom 1 9'10 x 6'7

Main double bedroom with a light and airy aspect with a double glazed window to the side aspect with views over communal gardens. Mirror fronted double wardrobe.

Bedroom 2 10 x 7'2

Double glazed window to the side aspect with views over the gardens. Mirror fronted double wardrobe.

Parking & gardens

There is private parking located in the adjoining carpark. There are communal gardens to the side of the apartment and there a selection of small trees and flowering shrubs & dracaenas with a generous lawn available for use by the residents and guests which has a very sunny and enclosed aspect ideal for small children with a sand pit and large play house.

Services – mains water, mains drainage, electricity. Electric panel heaters.

Optional full holiday letting, linen and cleaning services on site. Viewing by appointment only 01872 561642.



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