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**80**

## The Retreat, 30 Church Street, Padstow, Cornwall PL28 8BG

GUIDE PRICE **£250,000+\***

VACANT RESIDENTIAL

### Description

A vacant two bedroom ground floor flat situated in the old town conservation area of Padstow. The property has been upgraded to a high specification throughout and has the benefit of a covered and decked courtyard garden, the remainder of a 999 year lease and a share of the freehold.

### Situated

Padstow is a harbour town set on the banks of the River Camel and famed for its quaint streets, pretty cottages, restaurants, water sport activities and sandy beaches. From the quayside you can take the ferry across to Rock or walk the Camel Trail which runs up alongside the estuary to Wadebridge and on to Bodmin. All the above make the town a popular tourist destination and it enjoys a 10 month holiday season.

### Ground Floor – The Retreat

Open plan lounge/kitchen/diner, two double bedrooms and bathroom.

### Outside

Covered rear courtyard with decked seating area.

### EPC Rating

E

### Council Tax Band

B

### Note

The property can only be used as a main residence or second home.

### Lease Details

Remainder of a 999 year lease and a share of the freehold. No service charge or ground rent. 40% share of any maintenance costs to the building.

### Tenure

Leasehold

