



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Pinewood Court  
Polzeath  
PL27 6TQ



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £180,000**



Changing Lifestyles

01208 814055

# 5 Pinewood Court, Polzeath, PL27 6TQ



Set in the heart of Polzeath sits a fabulous two bedroom apartment, with generous living space throughout..

- Impressive Apartment
- Family Bathroom
- Stunning views
- Spacious Kitchen/Dining & Living Room
- 2 Bedrooms
- Covered Off-Road Parking
- Popular Coastal Location
- 2 Minute Walk to the Beach
- Council Banding - A
- EPC - C



This stunning 2-bedroom apartment is located in the highly sought-after coastal village of Polzeath, offering a perfect blend of modern design and laid-back coastal living.

Upon entry, you're welcomed into a fresh and trendy interior with a light, contemporary design that flows throughout. To the left, a spacious double bedroom creates a cosy retreat, ideal for relaxation. On the right, a convenient storage cupboard offers added practicality. Further along the hallway, the second bedroom presents itself, which could easily serve as a dressing room or home office, adding versatility to the space.

The family bathroom is well-appointed with a bath and shower unit, W/C, and basin, offering both style and function. The heart of the apartment is the open-plan kitchen, dining, and living area, perfect for entertaining or simply unwinding. This bright and airy space is enhanced by stunning views, making it a delightful spot to spend time with family and friends, or to cosy up on a chilly evening.

The property also benefits from allocated covered parking, ensuring convenience in this prime location. Ideal for those seeking a stylish coastal escape in one of Cornwall's most popular villages.

Constructed 12 years ago, this property has 113 years remaining on its lease. A 50% share is available for £180,000, with the option to increase ownership to 80%. If you opt for the 80% stake, there is no rent to pay. At the 50% level, a monthly rent of £237 applies.



# Changing Lifestyles

Polzeath is a picturesque coastal village on the north coast of Cornwall, known for its stunning sandy beach and popular surf scene. Surrounded by rugged cliffs and scenic coastal paths, it offers a charming blend of natural beauty and outdoor activities, making it a favorite destination for surfers, walkers, and beach lovers. With a selection of local shops, cafés, and restaurants, Polzeath is a vibrant yet tranquil spot, perfect for relaxing seaside escapes while remaining close to nearby attractions like Rock and Padstow.

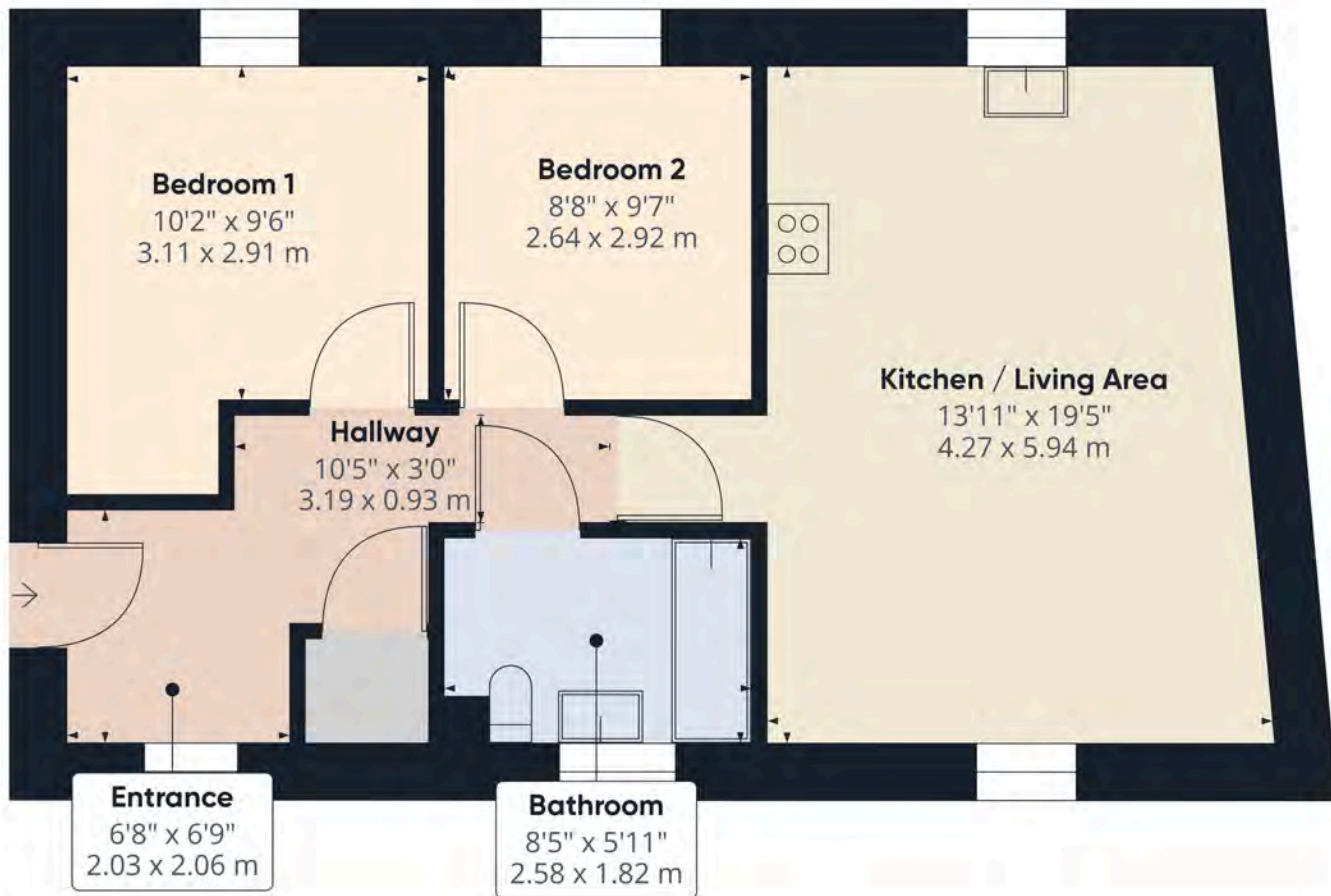


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



# Changing Lifestyles



Approximate total area<sup>(1)</sup>  
610.42 ft<sup>2</sup>  
56.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.