



4 Harbour View, North Quay Hill, Newquay, Cornwall, TR7 1GZ

A GORGEOUS TWO BEDROOM LUXURY COASTAL APARTMENT WITH PARKING AND COURTYARD, LOCATED IN A STYLISH DEVELOPMENT DIRECTLY OVERLOOKING THE HARBOUR, CLOSE TO FISTRAL BEACH AND TOWN AMENITIES. PERFECT HOME FROM HOME OR LUCRATIVE LETTING INVESTMENT.

£295,000
Leasehold

our ref: CNN10135

KEY FEATURES



2



1



2

Energy rating (EPC) **C**

Council tax band: TBC

- PURPOSE BUILT GROUND FLOOR APARTMENT
- MODERN AND WELL PRESENTED
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- HARBOUR VIEWS FROM THE PATIO
- CLOSE TO TOWN
- PERFECT FOR INVESTORS
- SPACIOUS AND WELL PROPORTIONED
- MASTER EN-SUITE BEDROOM

SUMMARY

Introducing Harbour View Apartments, an exceptional modern development strategically nestled near the renowned Fistral Beach, close to the bustling town centre and overlooking the serene Newquay Harbour, making it an irresistible prospect for savvy investors. This ground floor gem offers a generous layout, starting with a welcoming hallway complete with a spacious walk-in cupboard and convenient intercom system.

Step into the heart of the home, a sprawling 26ft open-plan kitchen, lounge, and diner adorned with patio doors that spill out onto a serene courtyard. The kitchen is a culinary dream, boasting a handsome array of grey shaker style base and wall units, alongside top-notch integrated appliances including a fridge, freezer, gas hob, electric oven, dishwasher, and washing machine. A substantial breakfast bar elegantly separates the kitchen from the lounge, offering ample space for entertaining or dining.

Two generously sized double bedrooms await, with one enjoying the luxury of a fully refitted contemporary en-suite equipped with a shower,



WC, and washbasin. The family bathroom is equally impressive, featuring tasteful tiling and a modern suite comprising a bath, WC, and washbasin.

Step outside to discover the charming easterly-facing patio, perfect for soaking up the morning sun with views of the Harbour and Newquay Bay if you stand at the far end of the courtyard area.

With allocated parking for one car and an additional guest space to be shared among residents, convenience is assured. This property boasts modern comforts including uPVC double glazing and gas central heating, all presented in impeccable decorative order with neutral tones and stylish flooring throughout.

Offered with no ongoing chain, this residence presents an unmissable opportunity for both investment buyers and holiday home seekers alike. Schedule your viewing today to experience the allure of Harbour View Apartments firsthand. Viewing is absolutely essential.

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THE LEASE:

Length of Lease: 999 Years

Lease Start Date: 2011

Ground rent: £160 per annum

Service charge & Info: £900 per annum

Freeholder: Lobster Pot Company

Management Company: Lobster Pot Company

Residential letting: Yes

Holiday letting: Yes

Pets: Yes, with prior consent from landlord

Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Allocated Parking

Heating and hot water: Gas Central Heating for both

Accessibility: Ground Floor Apartment

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway

10' 2" x 4' 7" (3.10m x 1.40m)

Kitchen/Lounge/Diner

26' 5" x 11' 0" (8.05m x 3.35m)

Bedroom 1

13' 0" x 11' 0" (3.96m x 3.35m)

En-suite

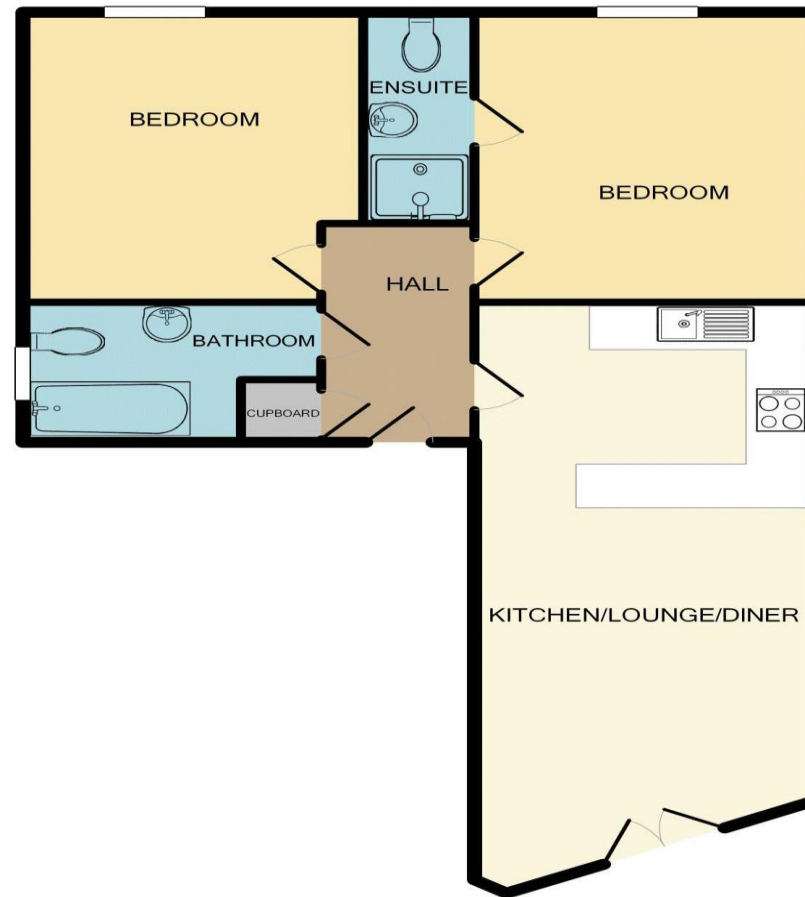
6' 10" x 3' 9" (2.08m x 1.14m)

Bedroom 2

13' 0" x 10' 8" (3.96m x 3.25m)

Bathroom

9' 11" x 6' 0" (3.02m x 1.83m)



LIKE TO KNOW MORE?

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