



## Flat 2, 5 Manewas Way, Newquay, Cornwall, TR7 3AH

A WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT IN THE HEART OF LUSTY GLAZE. BOASTING OUTSIDE SPACE, DRIVEWAY PARKING AND GARAGE CLOSE TO PORTH BEACH AND AMENITIES. CHAIN FREE.

£230,000  
Leasehold

our ref: CNN9520

## KEY FEATURES



2

- CHAIN FREE
- DRIVEWAY PARKING
- GARAGE
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- MODERNISED SHOWER ROOM
- LAWNED FRONT GARDEN
- IDEAL INVESTMENT
- EPC AND FLOORPLAN TO FOLLOW
- ALL MAINS SERVICES



1



1

Energy rating (EPC) TBC

Council tax band: **B**

## SUMMARY

**SUMMARY:** Welcome to Apartment 2, 5 Manewas Way, a truly exceptional ground-floor residence situated in the highly sought-after residential neighbourhood of Lusty Glaze in Newquay. This property boasts a host of desirable features, including a spacious kitchen breakfast room, a modern fitted shower room, a detached garage with driveway parking and a private courtyard, all complemented by a beautiful lawn.

This apartment resides in one of the most coveted areas of Newquay. As you approach the property, a well-maintained front garden offers convenient parking and access to the private main front door of Apartment 2. Stepping inside, you'll find a generously proportioned hallway that provides access to all areas of the apartment. The living room is a spacious and inviting area, boasting ample room for various furnishings. A standout feature of this room is the floor-to-ceiling window, which bathes the space in natural light and offers a picturesque view of the front garden. Apartment 2 features two



double bedrooms, both equipped with built-in storage and finished with real wood flooring. These bedrooms offer plenty of space, ensuring a comfortable and cosy atmosphere.

The main shower room has undergone recent renovations, resulting in a contemporary and tasteful design that adds to the overall appeal of the property. The kitchen breakfast room is a standout feature, characterised by its high gloss finish, a combination of under-counter and over-counter units, and a range of modern appliances, including an integrated oven, hob, and extractor. This room also offers sufficient space for a substantial dining table, comfortably accommodating three to four people. From the kitchen, you can enjoy pleasant views of the private courtyard.

Accessible from the rear door and via the private courtyard is a spacious garage equipped with power and an electric garage door. This garage provides parking space for two cars in the driveway, enhancing the convenience and practicality of this apartment. Apartment 2 is nestled among some of Newquay's most desirable properties, making it a prime opportunity to establish a presence in the Lusty Glaze market. With its spacious



living areas and delightful outdoor spaces, this ground-floor apartment is a fantastic place to call home in this charming seaside location.

Viewing is highly recommended.

#### THE LEASE

999 Year Lease effective from 2010

Service charge: £500.00 pa

Ground rent: £1 pa

Residential letting: Yes

Holiday letting: No

Pets: Yes



## ADDITIONAL INFO

This have been the perfect location for us, great walks, and amenities nearby.



# FLOORPLAN & DIMENSIONS

## Hall

18' 5" x 3' 3" (5.61m x 0.99m)

## Lounge

15' 4" x 10' 11" (4.67m x 3.32m)

## Bedroom 2

13' 10" x 9' 8" (4.21m x 2.94m)

## Shower Room

8' 7" x 5' 5" (2.61m x 1.65m)

## Bedroom 1

13' 8" x 9' 8" (4.16m x 2.94m)

## Kitchen

12' 9" x 11' 7" (3.88m x 3.53m)

This floorplan may load looking stretched or squashed, and you may need to reshape it or resize it here now. Please then delete this orange box.



FLOOR PLAN CURRENTLY BEING COMPILED

CONTACT NEWQUAY PROPERTY CENTRE TO BOOK YOUR VIEWING TODAY

01637 875161

## LIKE TO KNOW MORE?

 01637 875 161

 [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)

 [newquaypropertycentre.co.uk](http://newquaypropertycentre.co.uk)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

**Consumer Protection from Unfair Trading Regulations 2008:** We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

**Referrals:** We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).