



Flat 3, St Georges Apartments, 71 Mount Wise, Newquay, Cornwall, TR7 2BP

A STUNNING GROUND FLOOR APARTMENT IN A STYLISH DEVELOPMENT. TWO DOUBLE BEDROOMS, WOW FACTOR OPEN PLAN LIVING SPACE, REFITTED SHOWER SUITE, DIRECT ACCESS TO SUN TRAP PATIO GARDENS AND ALLOCATED OFF STREET PARKING, ALL JUST A SHORT WALK FROM THE TOWN AND MANY POPULAR BEACHES.

£240,000
Leasehold

our ref: CNN9713

KEY FEATURES



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- GORGEOUS TOWN CENTRE APARTMENT
- SMART, MODERN DEVELOPMENT OF NINE
- GROUND FLOOR WITH SOUTH FACING PATIO
- TWO DOUBLE BEDROOMS
- STUNNING OPEN PLAN LIVING
- MODERN FITTED KITCHEN
- UPGRADED CONTEMPORARY SHOWER SUITE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- SHORT WALK TO TOWN & BEACHES
- IDEAL HOME OR INVESTMENT



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Energy rating (EPC) **C**

Council tax band: **A**

SUMMARY

Welcome to Flat 3, St Georges Apartments, a contemporary gem nestled in the heart of central Newquay. This stylish modern development of only nine units offers an exclusive living experience, with number three discretely positioned on the quiet rear southern side.

Situated on the elevated Mount Wise, directly overlooking the town centre, this location is one of the most central and sought-after streets in Newquay. A vibrant town awaits with an array of amenities, from cosy coffee shops to fine dining restaurants, all within an easy downhill walk. Additionally, numerous popular beaches, including the world-famous Fistral beach, are just a leisurely 15-minute stroll away.

Apartment number 3 is a ground-floor, two-bedroom contemporary home, impeccably maintained in an "on trend" style. Buyers will be captivated by the wow factor of the open-plan living space, the convenience of the location, and the luxury of off-street parking so close to the town centre.

Of the nine apartments, only two are accessed from the rear, both conveniently positioned next to the south-facing communal patio – a tranquil outdoor space available to all residents but seldom used by anyone other than



the occupants of flats two and three. Adding to the exclusivity, this apartment boasts its own private entrance, eliminating the need to traverse common hallways.

Upon entering, a small hallway greets you before revealing the remaining accommodation. The beating heart of this home is the 23ft open-plan lounge/diner/kitchen, epitomizing modern living with three designated areas. The kitchen features a modern range of gloss-finish units, a freestanding double oven, washing machine, and an under-counter fridge – all included in the sale. The kitchen seamlessly opens to the lounge/diner, creating a spacious, yet cosy atmosphere.

The apartment comprises two generously sized double bedrooms and a fully refitted shower suite adorned with gorgeous sanitaryware and tiling. Outside, the property benefits from an allocated off-street parking space at the rear of the development.

This home is a delightful find, sure to capture the hearts of first-time buyers, savvy investors, and those looking to tap into the highly lucrative holiday let market. Don't miss the opportunity to make Flat 3, St Georges Apartments, your new haven in central Newquay.

FIND ME USING WHAT3WORDS: tenure.eyelid.fairy

THE LEASE:

Length of Lease: 999

Lease Start Date: 2017

Ground rent: N/A (share of freehold)

Service charge & Info: £1000 per annum inc buildings insurance

Freeholder: St Georges Apartments Ltd

Management Company: Penina Property Management

Residential letting: Yes

Holiday letting: Yes

Pets: Yes



ADDITIONAL INFO

Utilities:

All mains services

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

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

Parking: 1x allocated parking space

Heating and hot water: Gas central heating for both

Accessibility: Ground floor apartment with rear access

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Entrance Hall

9' 3" x 2' 10" (2.82m x 0.86m)

Shower Room

5' 9" x 5' 8" (1.75m x 1.73m)

Bedroom One

10' 11" x 9' 5" (3.32m x 2.87m)

Open Plan

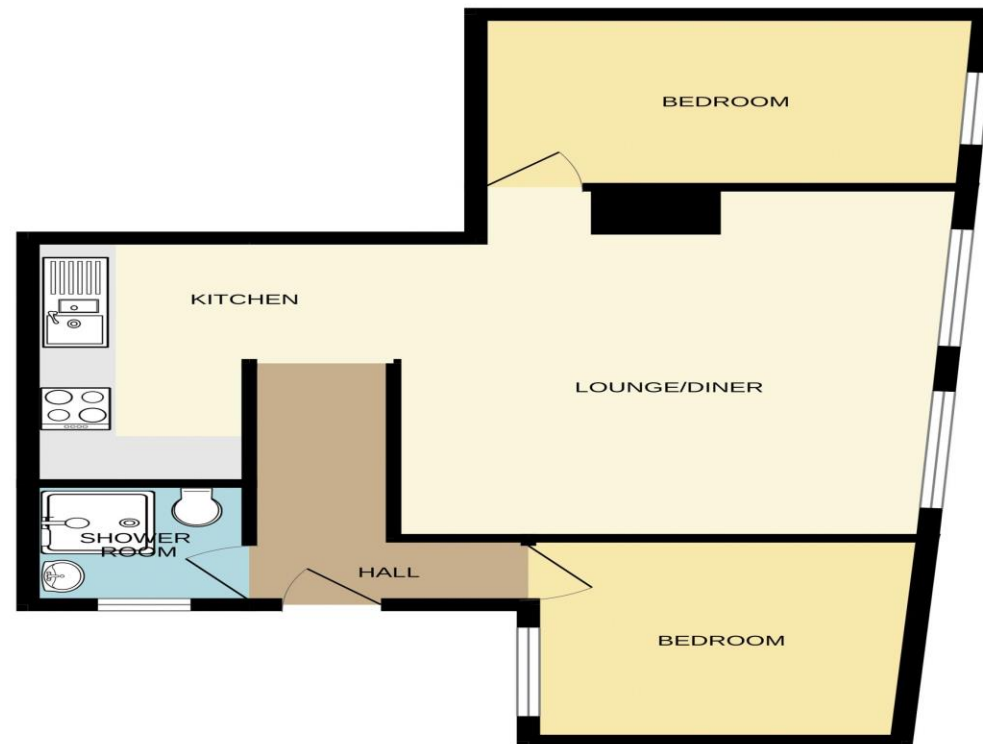
Lounge/Diner/Kitchen

22' 11" x 14' 11" (6.98m x 4.54m) I-shaped max measurement

Bedroom Two

12' 3" x 8' 0" (3.73m x 2.44m)

FLAT 3



LIKE TO KNOW MORE?

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