

NEWQUAY PROPERTY CENTRE



A STUNNING AND SPACIOUS UPPER FLOOR APARTMENT WITH SEA VIEWS OVER NEWQUAY BAY IN SUPERB CONDITION THROUGHOUT WITH ALLOCATED PARKING, CLOSE TO NEWQUAY TOWN AND BEACHES.



4 Coastal Views, Mount Wise, Newquay,
TR7 2BE

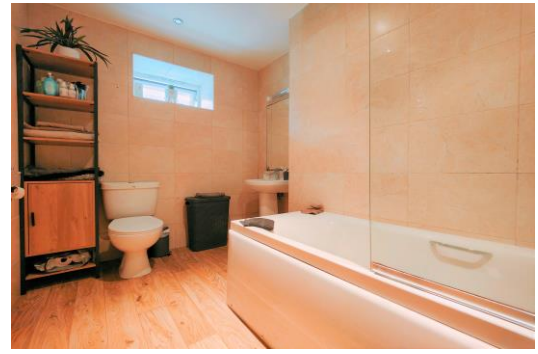
£220,000
Leasehold

our ref: CNN9585

01637 875161

IN BRIEF...

- Type: Flat
- Style: Upper Floor Flat
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: B
- Council tax band: B
- ALL MAIN SERVICES
- VERY MODERN APARTMENT
- 2 BEDROOMS
- SEA VIEWS OVER NEWQUAY BAY
- CREAM GLOSS KITCHEN WITH APPLIANCES
- COMMUNAL COURTYARD/DRYING AREA
- ALLOCATED PARKING
- VIDEO INTERCOM
- CLOSE TO TOWN CENTRE
- SPACIOUS FULLY TILED BATHROOM



OWNERSAYS...

“We love the convenience its so close to local amenities and just a short walk from your door to beaches.”



CONSIDER THIS...

WHAT WE LOVE: As well as a brilliant home, this property will make a fantastic investment - generating £850 PCM

MOREDETAIL...

SUMMARY: Coastal View apartments as the name would suggest enjoys elevated sea views over Newquay Bay. Flat number four is situated on the first floor in this stylish fully refurbished apartment block of six. Having undergone a major upgrade only a few years ago the property now boasts contemporary, light and airy accommodation.

From the front entrance door to hallway there is a useful utility cupboard housing the Combi boiler as well as space and plumbing for a washing machine. The living room measures 17ft in length with a feature full height bay window to the front enjoying the sea views.

The kitchen has a range of contemporary cream gloss units including walnut style work surfaces and glass splash backs. There is an integrated oven, hob, canopy extractor, fridge and freezer with tiled flooring.

Both of the bedrooms enjoy the sea views.

The bathroom is very spacious with fully tiled walls and floors and a contemporary white suite including Mira mains mixer shower over the bath.

As well as the gas central system there is UPVC double glazing throughout and perfect fit custom blinds fitted throughout.

Externally there is a communal car park, all properties having one allocated space.

This leads to a communal courtyard garden and drying area.

999 year lease from 2021 with 1/6th share of freehold, managed with CoastalView Management Ltd. Pepper corn ground rent. £600 per annum service charge contribution which includes buildings insurance and general buildings and grounds maintenance. Fully residential, ideal as a permanent home, buy to let or second home. Pets allowed. Holiday lets NOT permitted.

VIEWING ESSENTIAL



THELOCATION...

LOCATION: Mount Wise is one of Newquay's most sought after central Newquay locations. Positioned conveniently on the top side of the town with elevated views over the town and Newquay Bay, also within a short walk to beaches, the main high street, popular schools and local parks, making it a perfect location for families, investors and holiday makers in equal measure.

WHAT3WORDS:Covertly.President.Explored



THE FLOORPLAN...



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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THE DIMENSIONS...

All measurements are approximate

Entrance Hall With Utility Cupboard

Living Room
17' 0" x 10' 9" (5.18m x 3.27m) Into Bay

Bedroom One
9' 2" x 8' 8" (2.79m x 2.64m)

Bedroom Two
14' 0" x 7' 5" (4.26m x 2.26m)

Bathroom
9' 7" x 6' 8" (2.92m x 2.03m)
Slight L Shaped

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. 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.