



Flat 4 Felicia House, Henvver Road, Newquay, Cornwall, TR7 3FR

A STUNNING CONTEMPORARY APARTMENT IN THIS STYLISH DEVELOPMENT OF ONLY TEN. SUPERB FIRST FLOOR VANTAGE WITH JULIET BALCONY IMMACULATE THROUGHOUT, WOW FACTOR OPEN PLAN LIVING SPACE, 2 DOUBLE BEDROOMS, ALLOCATED PARKING AND A SHORT WALK TO POPULAR BEACHES.

£240,000
Leasehold

our ref: CNN10166

KEY FEATURES



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- CONTEMPORARY LUXURY APARTMENT
- PURPOSE BUILT DEVELOPMENT OF ONLY 10
- CLOSE TO AMENITIES & POPULAR BEACHES
- JULIET BALCONY
- WOW FACTOR OPEN PLAN LIVING SPACE
- STYLISH MAIN BATHROOM
- PERFECT BOLT HOLE, INVESTMENT OR HOME
- ALLOCATED OFF STREET PARKING
- TWO DOUBLE BEDROOMS



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Energy rating (EPC) **B**

Council tax band: **B**

SUMMARY

Newquay is fast becoming one of the most sought-after coastal destinations in the UK, a firm family favourite. Located on the North Cornish coast, perched on Atlantic cliffs and boarded by miles of glorious golden sandy beaches.

Henver Road is situated just back from this gorgeous coastline just a short walk to several of the town's most popular beaches, namely Porth and Lusty Glaze. Approximately a mile out from the main town centre, which is pleasant on foot, taking in much of this stunning scenery as you walk across the historic Barrowfields and along Newquay Bay. Henver Road is a great place to explore Newquay from outside of the hustle and bustle yet having it all within easy access at the same time.

Other stand out amenities near to the property include daily shops at Chester Road, many popular schools nearby and within a short walk the beautiful Trenance Boating Lake and Gardens. As such Henver Road continues to be one of the most popular streets in Newquay.

Step into the world of luxury living with this exquisite coastal apartment in a contemporary purpose-built development that exudes modern sophistication. Constructed in 2019 and boasting the remainder of a ten-year structural warranty, this residence offers not just a home, but an experience of comfort, style, and tranquillity.

A secure building and convenient intercom system provides easy access for access for guests. Upon entering the apartment, the hallway greets you with fitted storage and elegant Oak-style floors that seamlessly transition into the expansive living space. This open-plan marvel effortlessly combines living, dining, and cooking areas into one harmonious ensemble, while still maintaining their distinct identities.



The heart of this home is the kitchen, adorned with a stunning range of trendy grey gloss-finish cabinets that perfectly complement the coordinating work surfaces. The integrated oven, induction hob, overhead extractor, fridge, freezer, and dishwasher promise a seamless culinary experience. As you sip your morning coffee at the neat breakfast bar, your eyes will be drawn to the dining area—a versatile space that not only accommodates a table but also offers a study nook. The spacious lounge area is primed for relaxation, creating a canvas for your dream living setup and accommodating even the grandest of wall-mounted TVs. Natural light cascades into the room through both the window and the patio doors that lead to the Juliet balcony.

The apartment boasts two generously sized double bedrooms, each featuring ample recesses that are tailor-made for wardrobes. The rear bedroom treats you to verdant green views overlooking the playing fields behind.

The bathroom embodies contemporary elegance with fully tiled walls and a top-tier shower over the bath. A wall-hung wash basin and WC complete the chic aesthetic, providing a space that's as functional as it is fashionable.

Throughout the property, the comfort of gas-fired central heating and the efficiency of UPVC double glazing, ensures year-round cosiness and energy savings.

Outside the property benefits from a secure allocated off street parking space within the resident's carpark. Home, bolt hole or lucrative investment, this super modern flat is any of the above- you choose. We love it and bet you will too!

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THE LEASE:

Length of Lease: 999 Years

Lease Start Date: 2019

Ground rent: £300 per annum

Service charge & Info: £1850 per annum

Freeholder: Landmark (Bolton) Limited

Residential letting: Yes

Holiday letting: Yes

Pets: Yes

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 & Single Space
Heating and hot water: Gas Central Heating for both
Accessibility: 1st Floor Apartment with stairs
Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall

15' 9" x 6' 8" (4.80m x 2.03m) L-Shaped Max Measurements

Open Plan

/Lounge/Kitchen/Diner
19' 7" x 18' 10" (5.96m x 5.74m) Max Measurements

Bedroom 1

12' 8" x 8' 4" (3.86m x 2.54m) Widening to 10'5"

Bedroom 2

9' 0" x 8' 8" (2.74m x 2.64m) plus recess

Bathroom

8' 11" x 5' 9" (2.72m x 1.75m)



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📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

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