

# NEWQUAY PROPERTY CENTRE



A GORGEOUS COASTAL APARTMENT IN CLOSE PROXIMITY TO THE TOWN CENTRE AND A SHORT WALK FROM FISTRAL BEACH. LUXURIOUS ONE BEDROOMED ACCOMODATION INCLUDING "WOW FACTOR" OPEN PLAN LIVING, SHELTERED BALCONY AND SECURE OFF-STREET PARKING – NO CHAIN.



9 Seaquest, Mount Wise, Newquay, TR7 2BT

£235,000  
Leasehold

our ref: CNN9921

01637 875161



# IN BRIEF...

- Type: Apartment
- Style: Upper Floor Apartment
- Age: Modern
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: B
- Council tax band: TBC
- ALL MAINS SERVICES
- LUXURIOUS NEAR COAST APARTMENT
- SHORT WALK TO FISTRAL BEACH
- CURRENTLY A SUCCESSFUL HOLIDAY LET
- FULLY FURNISHED OPTION
- NEW IN 2016 WITH REMAINING WARRANTY
- BARRIER CONTROLLED SECURE PARKING
- CONTEMPORARY OPEN-PLAN DESIGN
- SHELTERED BALCONY WITH SEA GLIMPSES
- NO ONWARD CHAIN



## OWNERSAYS...

"This has been a brilliant investment for us, but also a great place for us to utilise when its empty, we love staying here as much as we can regardless of weather and season its an amazing space."



## CONSIDER THIS...

**WHAT WE LOVE:** If you're looking for a near coastal bolt hole, weekend retreat, successful holiday let or easy living home this packs a mighty punch, we love every aspect of it and think you will too.

## MOREDETAIL...

**SUMMARY:** Welcome to 9 Seaquest, a magnificent luxury apartment situated on the immediate edge of Newquay town centre, in close proximity to both Fistral Beach and the bustling high street. Boasting a contemporary design, this residence serves as an ideal weekend retreat or a stylish modern home, currently thriving as a successful holiday let. With the added advantage of being sold with no onward chain, and the option for a fully furnished purchase is available through separate negotiation.

Part of the esteemed Seaquest development, constructed in 2016, this property has been impeccably maintained by its original owners. Enjoy the assurance of the remaining years on a 10-year insurance-backed build warranty, making it one of the finest examples of its kind in pound-for-pound comparison we have seen.

Access to the front parking area is securely controlled by a remote barrier, with one designated space allocated for the residence. The smart communal entrance, equipped with an intercom system, leads to stairs ascending to all floors. Apartment 9, positioned on the second floor, captures the front seaward side of the building.

Upon entry, be greeted by natural engineered oak flooring and ample storage space, setting the tone for the contemporary ambiance that permeates the entire home. The front living space is an expansive open-plan layout, seamlessly combining a lounge, dining area, and kitchen—a perfect setting for both relaxation and entertainment.

The kitchen boasts a fully fitted range of gloss white finish units, complemented by integrated appliances, including an oven, hob, extractor, dishwasher, washing machine, and fridge/freezer. The generous space accommodates various living and dining arrangements, while an external glazed door opens onto the apartment's private sheltered balcony, offering distant sea glimpses.

The bedroom, a generously proportioned double, enjoys a peaceful rear aspect. Adjacent to the bedroom is the fully tiled bathroom, featuring contemporary tones and a shower over the bath. Throughout the residence, UPVC double glazing and gas-fired central heating ensure comfort and energy efficiency.

Don't miss the opportunity to make 9 Seaquest your haven of luxury and coastal living.

**THE LEASE:** Lease term: 999 Years.

Lease start date: 2016.

Freeholder: Seaquest Newquay Limited.  
Management company: Heggia. From late January 2024 replaced by RTM (right to manage).

Ground rent: £150 per annum.

Service Charge: £1330 per annum.

Residential letting: Yes.

Holiday letting: Yes.

Pets: Yes (with prior consent from freeholder)



## THELOCATION...

**LOCATION:** Nestled in the prime heart of Newquay town centre, Mount Wise location boasts an enviable position with convenient access to Fistral Beach and the River Gannel. As the tide rises, the river transforms into an ideal spot for paddle boarding, kayaking, and leisurely relaxation.

Within a short stroll, one can easily reach an array of town amenities, including stylish bars, artisanal coffee shops, exquisite dining options, and lively pubs. Mount Wise, and more specifically this section of Mount Wise, is renowned as one of the most coveted town centre locales, offering a perfect blend of coastal proximity and vibrant urban lifestyle.

**WHAT3WORDS:** [stylist.vent.buildings](https://www.what3words.com/stylist.vent.buildings)





# THE FLOORPLAN...



FLOOR PLAN CURRENTLY BEING COMPILED

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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.  
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## THE DIMENSIONS...

### Entrance Hall

11' 6" x 9' 4" (3.50m x 2.84m)

### Bathroom

7' 1" x 5' 8" (2.16m x 1.73m)

### Open Plan Lounge/ Diner/Kitchen

19' 3" x 18' 7" (5.86m x 5.66m)

### Balcony

7' 9" x 4' 4" (2.36m x 1.32m)

### Bedroom

11' 8" x 9' 11" (3.55m x 3.02m)

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://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.