

# NEWQUAY PROPERTY CENTRE



A SPACIOUS AND STYLISH GROUND FLOOR APARTMENT IN CENTRAL NEWQUAY, JUST A SHORT WALK FROM TOWN AMENITIES AND POPULAR BEACHES. TWO DOUBLE BEDROOMS, GORGEOUS OPEN PLAN LIVING SPACES, LUXURIOUS BATHROOM, PRIVATE GARDENS WITH SURFBOARD STORE AND ALLOCATED CAR PORT PARKING.



Flat 1, 138, Mount Wise, Newquay, TR7 1QP

£259,950  
Leasehold

our ref: CNN9944

01637 875161

# IN BRIEF...

- Type: Flat
- Style: Ground Floor Flat or Basement
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: A
- CONTEMPORARY GROUND FLOOR GARDEN APARTMENT
- CENTRALLY LOCATED DEVELOPMENT OF ONLY 2
- TWO DOUBLE BEDROOMS
- GORGEOUS OPEN PLAN LIVING SPACES
- LUXURIOUS BATH/SHOWER ROOM
- UPVC DG & GCH
- EXCLUSIVE PRIVATE LOW MAINTENANCE GARDENS
- ALLOCATED CARPORT PARKING
- CLOSE TO TOWN & BEACHES
- IDEAL HOME OR INVESTMENT



## OWNERSAYS...

“We’re both keen surfers and you can’t beat this location, we can get to all the best surf beaches with ease from here.”



## CONSIDER THIS...

WHAT WE LOVE: Whether you're seeking a first perfect home, a weekend retreat, or a lucrative letting investment, Flat 1, 138 Mount Wise, is a blend of comfort, style, and practicality.

## MOREDETAIL...

**SUMMARY:** Welcome to Flat 1, 138 Mount Wise – a ground floor haven in the heart of central Newquay, exuding charm and contemporary elegance. This delightful 2-double bedroom apartment is part of an exclusive development, comprising only two residences. Nestled within the walls of a grand period townhouse, expertly converted in 2011, this home is a testament to meticulous design and craftsmanship.

This stylish abode boasts private gardens and off-street parking – a rare find that enhances the appeal of this home. Joint ownership of the freehold ensures total control of the development in a cost-effective manner, providing you with a stake in the property's future.

A smart timber fence encloses the front, offering privacy to the communal front courtyard and the main entrance. Your exclusive entrance on the ground floor leads to a generously sized hallway with ample fitted storage.

Both double bedrooms, located towards the front, provide a comfortable retreat. The largest bedroom benefits from a south-facing bay window, infusing the space with natural light.

The modern bathroom is a luxurious oasis with beautiful floor-to-ceiling tiling, a four-piece suite including a bath and separate shower cubicle, and a unique Velux window for stargazing while you unwind.

The heart of the home is the open-plan kitchen/diner/living room – a flowing space with a distinct identity. The fully fitted kitchen features sleek gloss finish units, integrated appliances, and space for additional white goods. The living room is spacious yet cosy, flooded with light from dual aspect windows and patio doors opening onto the private gardens.

This garden apartment is a rare gem, offering an outdoor sanctuary with decking, a surfboard rack, low-level planting beds, and gated access to the parking. At the rear, the two flats share a double carport, with each apartment having one allocated space.

Immaculately presented and decorated, the home features UPVC double glazing and gas-fired central heating throughout.

### THE LEASE:

Length of lease: 125 years  
Lease start date: 1st January 2011  
Ground rent: £50 per year (not collected)  
Ground rent review period: N/A  
Service charge & info: Joint responsibility as and when  
Freeholder: Joint share of Freehold  
Management company: Flats 1 & 2  
Residential letting: Yes  
Holiday letting: Yes  
Pets: Yes  
Any other relevant Lease info:  
Lease available on request for serious interest

### ADDITIONAL INFO:

Utilities: All Mains Services  
Broadband: Available for type & speed (refer to Openreach's website)  
Mobile phone: Good with most providers (refer to Ofcom checker)  
Parking: 1 allocated space within carport  
Heating & Hot water: Gas central heating (Combi Boiler)  
Accessibility: Ground Floor and Level  
Mining: Standard searches include a Mining Search



## 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:** discouraged.counters.choppers



# THE FLOORPLAN...

GROUND FLOOR



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

24' 10" x 3' 11" x 3' 10" (7.56m x 1.19m)

### Bedroom 1

14' 8" x 12' 0" (4.47m x 3.65m)

### Bedroom 2

10' 6" x 9' 7" (3.20m x 2.92m) max measurements into recess

### Family Bathroom

9' 0" x 9' 0" (2.74m x 2.74m) max measurements (L-Shaped)

### Kitchen/Diner

15' 0" x 9' 9" (4.57m x 2.97m)

### Living Room

12' 8" x 9' 9" (3.86m x 2.97m)

## MORE INFO...

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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.