



No.7, Kings Apartments, Newquay, TR8 4QB

david ball
Agencies

Apartment No. 7 . A generously sized, immaculately presented second-floor apartment featuring two double bedrooms and a beautifully designed open-plan kitchen and living area. Floor to ceiling windows flood the space with natural light, enhancing the modern, airy atmosphere. Thoughtfully designed for contemporary living, the apartment offers a sleek fitted kitchen, a stylish bathroom, and the added convenience of private allocated parking.

£240,000 Leasehold - Share of

Key Features

- ALLOCATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES
- SMART CONTROLLED HEATING
- IDEAL FOR INVESTOR OR FIRST TIME BUYER
- REMAINDER OF 10 YEAR BULD WARRANTY
- MODERN FITTED KITCHEN
- TWO BEDROOMS

LOCATION

Located on the former site of the Kings Head public house, the area known as Lane is in close proximity of the residential, industrial and commercial area of Treloggan. Being sited on the gateway into Newquay it is the ideal location for exploring all that Newquay has to offer. A short distance away is the hamlet of Lane with its own farm shop, theatre and the historical National Trust manor of Trecire.

LIVING AREA / KITCHEN

24'3" x 12'5" (7.41m x 3.79m)

The kitchen features laminate worktops, a sleek under mounted stainless steel sink, an electric fan oven with induction hob, and an integrated fridge/freezer and dishwasher for a streamlined finish. A wall mounted stainless steel extractor completes the modern design. The kitchen area includes one double glazed window, while the living area benefits from three floor to ceiling double glazed windows, filling the space with natural light. Radiator.





BEDROOM ONE

14'6" x 10'0" (4.42m x 3.06m)

Double glazed floor to ceiling window to the front aspect. Radiator.

EN-SUITE

5'10" x 7'5" (1.80m x 2.28)

Walk in shower with a mixer shower over, wall hung wash basin and WC, part tiled walls, and a heated towel rail.

BEDROOM TWO

16'2" x 9'9" (4.94m x 2.99m)

Two floor to ceiling double glazed windows one to the side aspect and one to the rear aspect. Radiator.

BATHROOM

6'3" x 7'6" (1.92m x 2.29m)

Double glazed obscured window to the side of the property. Bathroom includes a panelled bath with shower screen, wall hung wash basin and WC, part tiled walls, and a heated towel rail.

EXTERIOR

One allocated parking space.

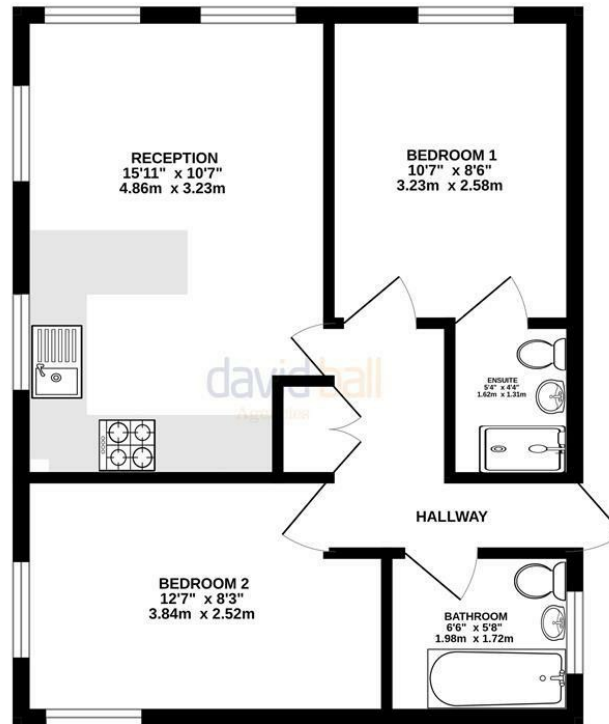
COUNCIL TAX B

AGENTS NOTE

The following services can be found at the property: Mains gas, electric, and drainage, however, we have not verified any of the connections.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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01637 850850
www.davidballagencies.co.uk



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e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

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