


Flat 7, Ocean Views, Mount Wise, Newquay, TR7 2BH

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Agencies

Experience luxury and investment potential in this fantastic apartment. Boasting secondary glazing, and energy efficiency. Situated in a prime location, this property offers seamless access to all Newquay has to offer. Step onto the balcony and savour panoramic views, while the open-plan layout invites versatile living arrangements. Engineered wood flooring throughout. This apartment promises both a sophisticated lifestyle and a lucrative investment opportunity. No chain. Viewing highly recommended.

## Asking Price £235,000 Leasehold EPC-B

## Key Features

- Fantastic views
- Open plan living
- Balcony
- Close to local amenities
- No chain
- Parking
- En-suite bedroom
- Secondary double glazing
- Great investment property
- Gas central heating throughout

### Location

This lovely apartment can be found on Mount Wise which is at the top of the town in Newquay. The town of Newquay benefits from a range of shops bars and restaurants. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

### Hallway

Engineered Solid wood flooring throughout living areas with doors to subsequent accommodation. Cupboard. Radiator.

### Kitchen/dining room/lounge

Kitchen with a range of base, wall and draw units with solid oak work surfaces over. Duel drainer stainless steel sink with mixer tap over. Integrated fridge freezer, washing dryer and dishwasher. Electric hob with island extractor over and fitted double oven. All appliance's have been replaced in the last year. In the lounge area there is plenty of room for a dining table. There is a double glazed window to the side aspect and front aspect of the property and sliding patio doors to the front aspect that lead on to the balcony with views over Newquay. Radiators.













## Bedroom one
Triple glazed window to the front aspect of the property. Radiator.

## En-suite
The en-suite is fully tiled in slate effect ceramic tiles. There is a large walk in shower. Villeroy and Boch wash hand basin and concealed W/C. Heated towel rail and extractor fan.

## Bedroom two
Triple glazed window to the side of the property. Radiator

## Bathroom
The bathroom is fully tiled in slate effect ceramic tiles. Villeroy and Boch wash hand basin and concealed W/C. Bath with shower over. Heated towel rail and extractor fan.

## Outside
Gated underground parking for one car in an allocated parking space. Surf store.

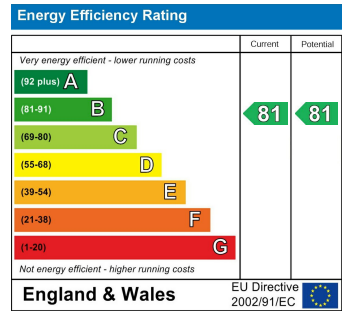
## Services
The following services can be found at the property: Mains electric, gas water and drainage, however, we have not verified any of the connections.

# Mount Wise, Newquay, TR7

Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for David Ball Agencies. REF: 1109493


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