



10 Bredon Court, Tower Road, Newquay, TR7 1AW

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Agencies

A well-presented apartment within the sought-after Bredon Court development, offering a secure gated setting close to Newquay town centre, Fistral Beach and Newquay Golf Course. The property features two double bedrooms, including a main bedroom with en-suite, an open-plan living and dining area, separate kitchen, and a sheltered balcony with far-reaching views over the golf course and towards the coastline.

Further benefits include allocated parking, extensive basement storage, gas central heating and double glazing. The development also offers direct pedestrian access to Fistral Beach across the golf course

Guide Price £425,000 Leasehold

Key Features

- ** CHAIN FREE **
- Immaculately maintained
- Private sheltered balcony
- Successful holiday let
- Highly desirable development
- First floor apartment - level entry
- Within 500m of Fistral Beach
- Two generous double bedrooms
- Gated parking - allocated space
- Underground surf/bicycle store

The Property

Bredon Court is a highly regarded apartment development in Newquay, set within a gated community in a convenient and sought-after location. It is within easy reach of the town centre and just 500m from Fistral Beach and 100m from Newquay Golf Course. Built in the late 2000s, the development remains modern and well maintained, with impressively well-sized apartments, good parking provision, generous external storage and balconies with far-reaching coastal views.

Apartment 10 is positioned on the ground floor and enjoys outlooks across the golf course, towards the Headland hotel and up the North Cornish coastline to Trevoze Lighthouse. The entrance hall is spacious and includes built-in storage.

The main living space is an open-plan lounge and dining area with plenty of room for a range of furniture layouts. Double doors lead through to a separate kitchen fitted with a range of white units and black work surfaces. Integrated appliances include an oven, hob, extractor, dishwasher, fridge-freezer and a washing machine.

At the far end of the living area, full-width sliding doors open onto a sheltered balcony with views over Newquay Golf Course, towards Fistral Beach and coastline beyond. The balcony provides a usable outdoor space and is well suited to sitting out, dining or relaxing.

There are two double bedrooms. The main bedroom includes an en-suite shower room, while the second bedroom is served by a family bathroom fitted with a bath and overhead shower, WC and wash basin.

The apartment benefits from double glazing, gas central heating via recently installed modern combi boiler (serviced annually), and an entry phone system.

Externally, the development is accessed via remote-controlled electric gates leading to an allocated parking space, along with external visitor parking. A notable feature is the large basement storage cage, providing secure space for surfboards, bikes and beach equipment.

A direct pedestrian path from the rear of the development provides convenient access across the golf course to Fistral Beach, avoiding main roads.

The property is well suited as a main residence, second home or investment and is offered for sale with no onward chain.

Leasehold Information

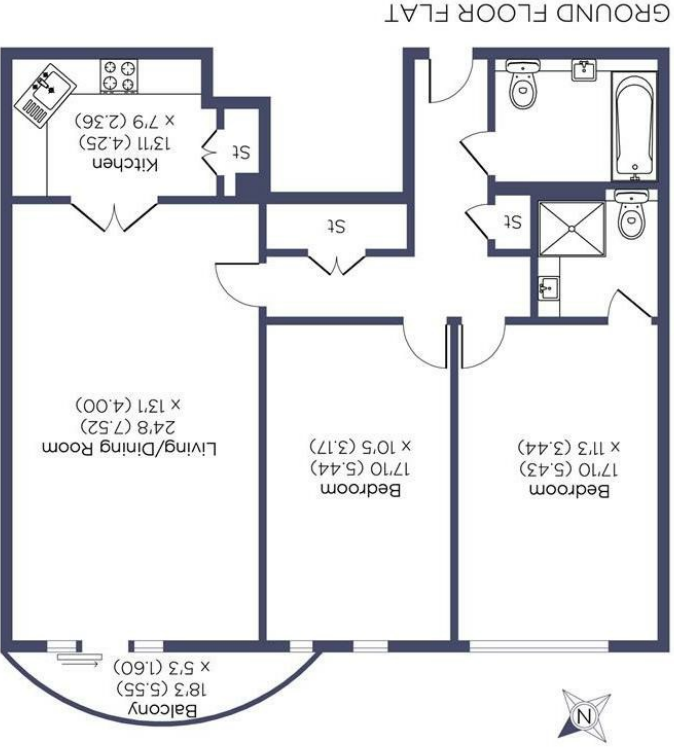




Lease term: 999 years from 2010
Ground rent: £200 a year
Service charge: £3,298 a year



Bredon Court, Tower Road, Newquay, TR7
 Approximate Area = 1117 sq ft / 103.7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating	
Current	Potential
83	83

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

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