



46 Zinc, Headland Road, Newquay, TR7 1FD

david ball  
Agencies



A CHAIN FREE top floor two double bedroom coastal apartment. This property is currently being run as a very successful holiday let. The accommodation comprises of an open plan living space with a modern, fully fitted kitchen and access on to one of the balconies which over looks the iconic Newquay headland. The two double bedrooms, the principle being en-suite, both enjoy direct access to a balcony. The accommodation is completed by a family bathroom and includes a secure underground parking space. This property is a chain free sale and early viewing is highly recommended.

## Guide Price £325,000 Leasehold

### Key Features

- Chain Free
- Private Balcony With Sea View
- Successful Holiday Let Opportunity
- Sought After Location
- Allocated Secure Underground Parking
- Open Plan Living Space
- Close To The World Famous Fistral Beach
- Viewing Recommended

### Location

This stunning contemporary style apartment is located on the ever popular Headland Road. Open plan living which is ideal for a main residence or holiday home. It has breath taking sea views towards Trevoze Head, Towan Beach and Newquay Headland. Only a short walk to Newquay Golf Course and Fistral Beach, where Rick Stein has opened his latest restaurant. Newquay benefits from a range of shopping and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic working picturesque fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town

### Entrance Hall

Wooden door to communal entrance hall. Radiator. Electric door entry system.

### Open Plan Living Space

Floor to ceiling windows enjoying views over the iconic Newquay Headland. Patio doors provide access out to the balcony. Radiator. A fitted kitchen with a range of base, wall and drawer units with square edge work surfaces over. Inset electric oven with four ring electric hob over. Extractor fan. Integrated under counter fridge and freezer. Integrated dish washer. A Skylight over the kitchen area provides ample natural light.

### Bedroom One

Floor to ceiling window enjoying views over the iconic Newquay Headland. Patio door leading to the balcony. Radiator. Door to







### En Suite

Walk in shower cubical with mains over head shower and screen. Close coupled WC with concealed cistern with dual flush set within. Wall mounted wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Shaver point and extractor.

### Bedroom Two

Floor to ceiling window enjoying views over the iconic Newquay Headland. Patio door leading to the balcony. Radiator.

### Family Bathroom

Panel bath with mixer tap and mains over head shower with screen. Close coupled WC with concealed cistern with dual flush set within. Wall mounted wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Shaver point and extractor. Storage cupboard housing the gas central heating boiler and washing machine.

### Externally

The apartment benefits from an underground secure allocated parking space. Two private balconies. The apartment block also has the use of a communal underground storage area and an outdoor shower.

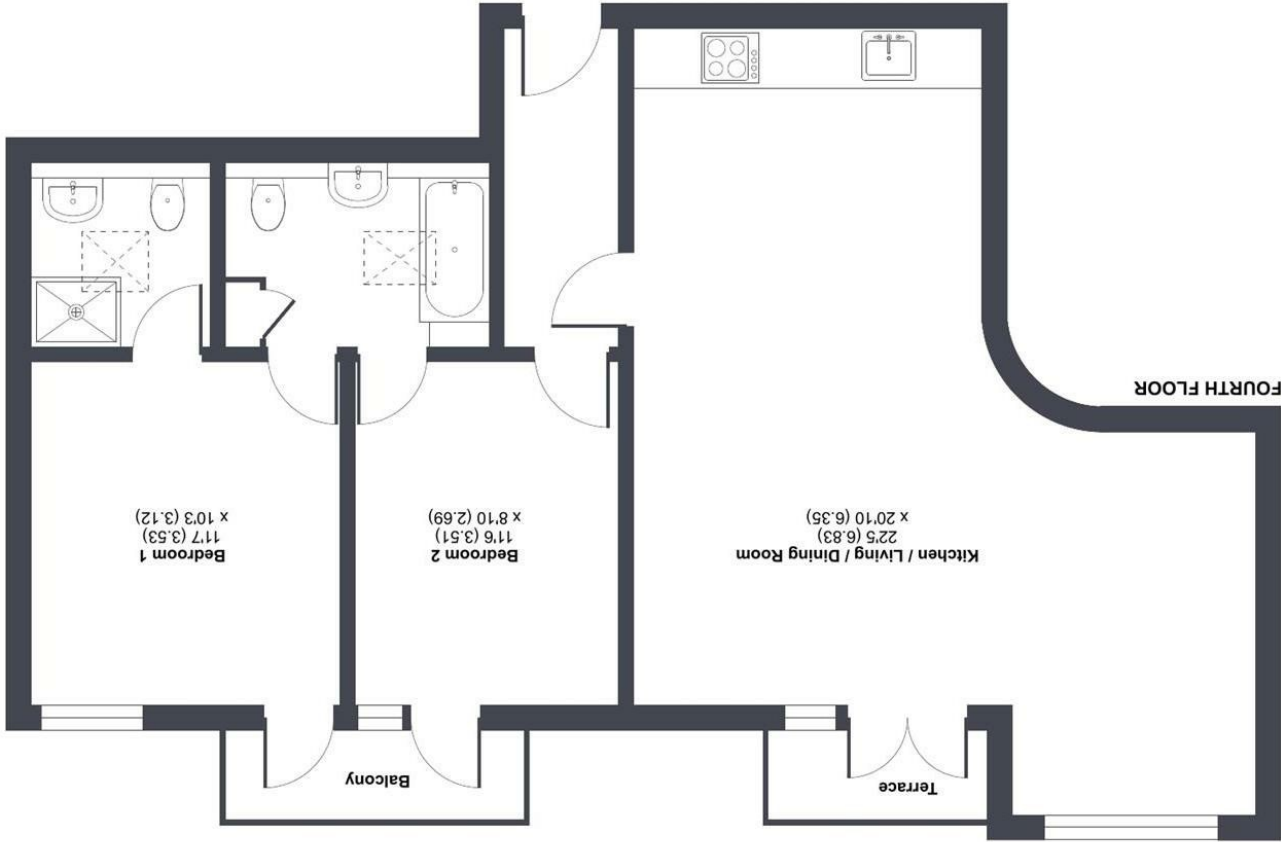
### Agent Note

Leasehold information. 999 years from 2006 with 981 years remaining. The annual service charge is currently set at £2673,00 per annum plus the ground rent which is currently set at £250.00 per annum.





**Headland Road, Newquay, TR7**  
Approximate Area = 768 sq ft / 71.3 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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01637  
**850850**

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Energy Efficiency Rating		
Current	Potential	
75	75	
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	(1-10)
Not energy efficient - higher running costs	G	