



Apartment 6 The White House, Watergate Bay, Newquay, TR8

4AD

david ball  
Agencies

This beautifully presented chain free holiday apartment in the sought after location of Watergate Bay comprises an open plan living room/kitchen, two double bedrooms, master ensuite shower/cloakroom and family bathroom. Outside the property benefits from secured allocated parking, secure surf store and landscaped communal gardens.

**£325,000 Leasehold - Share of**

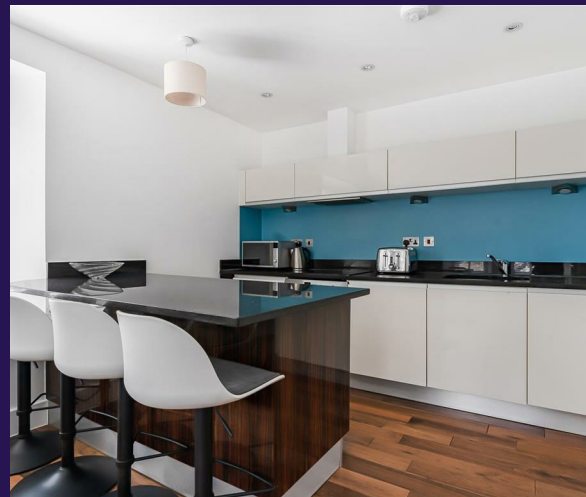
## Key Features

- Luxury Holiday Apartment
- Open Plan Living Room/ Kitchen
- Secure Allocated Parking
- Communal Landscaped Gardens
- Two Double Bedrooms
- Surf Store & Outdoor Shower
- 400 Meters From The Beach
- Chain Free

## The Property

A beautifully presented first floor apartment set within The Whitehouse, a highly sought after conversion of just ten exclusive homes. This chic coastal sanctuary combines traditional character with contemporary luxury, featuring engineered walnut flooring and a premium kitchen finished with granite and walnut. The heart of the home is a light filled open plan living area, supported by underfloor heating throughout. The property also boasts two double bedrooms, master en-suite shower/cloakroom and family bathroom.

Set in extensive landscaped communal gardens, the development is just 400 metres from the shoreline with a private winding footpath that leads directly from the gardens down to the golden sands of Watergate Bay. There is long private gravel driveway which leads down towards the Whitehouse, via an electric vehicular access gate with video entry system to a circular car parking area. There is an allocated car parking space for the apartment and additional communal parking.





### **Location**

Watergate Bay is one of North Cornwall's most iconic and sought after coastal destinations, renowned for its two miles of golden sands and dramatic cliff side scenery. Situated approximately three miles from Newquay, it offers a sophisticated yet laid back lifestyle that perfectly balances adrenaline fueled water sports with tranquil seaside seclusion.

Cornwall Airport Newquay located just a few minutes' drive away, providing easy links to London and other UK cities.

### **Services**

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

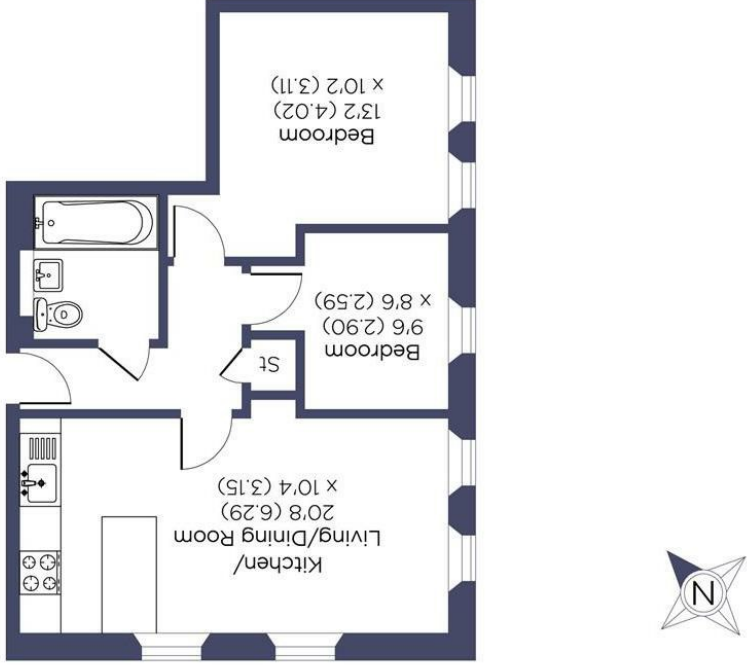
### **Leasehold Information**

Lease: 982 years remaining

Service Charge including gas and water: £5,930.24

1/10th of the freehold

6 The White House, Tregurrian, Newquay, TR8 4AD8  
Approximate Area = 532 sq ft / 49.4 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 |   |
| 80                                          | 80        |   |
| England & Wales                             |           |   |
| EU Directive 2002/91/EC                     |           |   |
| Very energy efficient - lower running costs |           |   |
| A                                           | (81-91)   | B |
| C                                           | (69-80)   |   |
| D                                           | (55-68)   |   |
| E                                           | (39-54)   |   |
| F                                           | (21-38)   |   |
| G                                           | (1-20)    |   |
| Not energy efficient - higher running costs |           |   |