



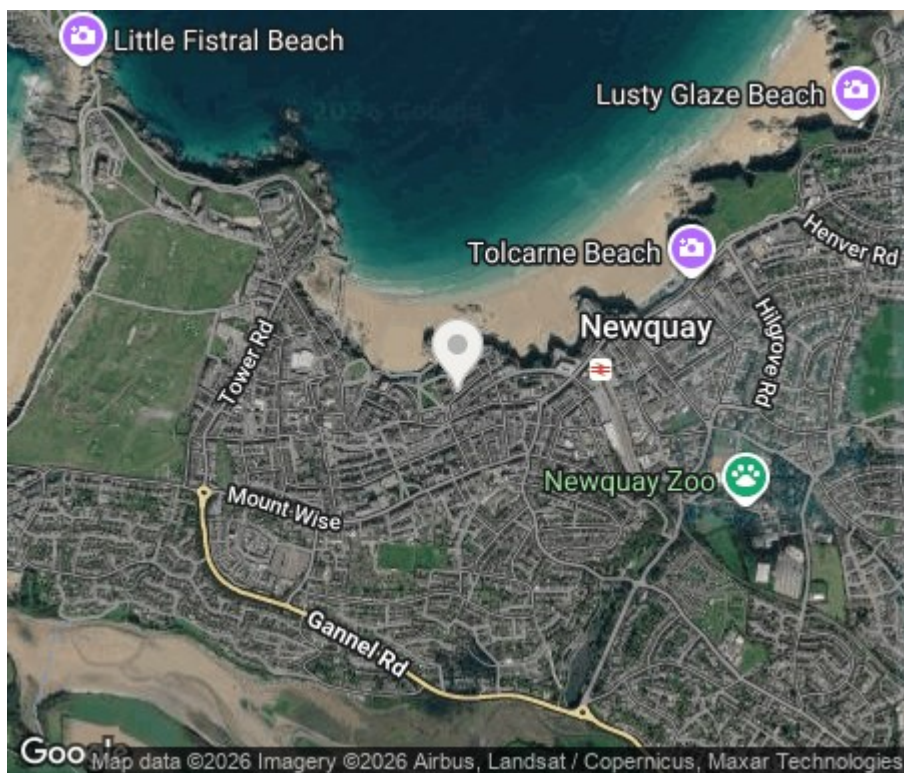
10 Seapoint Apartments, Trebarwith Crescent, Newquay, TR7 1DX **david ball**
Agencies

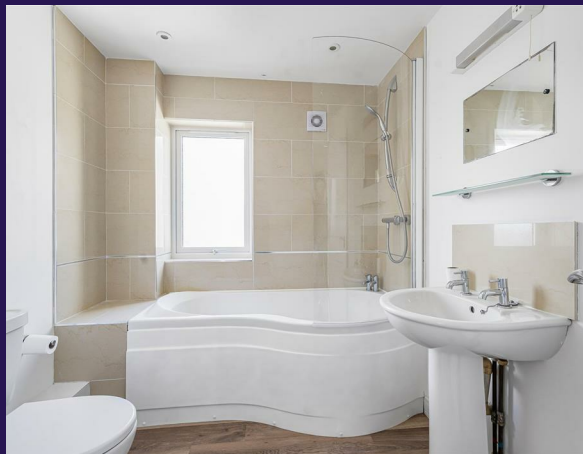
CHAIN FREE – An exciting opportunity to acquire this beautifully presented, purpose-built second-floor one bedroom apartment, ideally positioned to enjoy far reaching views across Newquay Harbour, the town centre and beyond. Recently refurbished and ready to move into, the property offers an excellent opportunity for first-time buyers, those looking for a coastal retreat, or investors seeking a strong long-term residential rental. The well-proportioned accommodation comprises a welcoming entrance hall, bright and spacious open-plan living area, modern fully fitted kitchen and bathroom. Combining a sought after Newquay location, attractive views and versatile appeal, this is a property that is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate what this apartment has to offer.

Asking Price £169,995 Leasehold

Key Features

- Chain Free
- Second Floor Apartment
- Sea Views
- Ideal First Time Property
- uPVC and Gas Central Heating
- Double Bedroom Apartment
- Open Plan Living
- Town Location
- Recently refurbished
- Viewing Highly Recommended





LOCATION

The Location – The apartment enjoys an enviable location, situated within easy reach of Towan Beach and Newquay Harbour. Trebarwith Crescent is conveniently positioned just off Bank Street and East Street, placing the property within easy walking distance of Newquay town centre and its wide range of amenities. Newquay offers an excellent selection of shops, schools, banks, cafés, bars and restaurants, together with its historic and picturesque working fishing harbour. The town is renowned for its stunning coastline and some of Europe's finest surfing beaches, making it a highly sought after destination for both residents and visitors. Excellent transport links provide easy access to surrounding areas, with regular bus and rail services available, while Newquay Airport is approximately seven miles from the town.

ACCOMMODATION IN DETAIL

A light communal hallway with stairs rising to the second floor.

HALLWAY

Doors to subsequent accommodation. Storage Cupboard. Electric intercom system.

OPEN PLAN LOUNGE/KITCHEN

Dual aspect uPVC double glazed windows overlooking Newquay Harbour and beyond. A modern kitchen with a range of base, wall and drawer units with roll top work surfaces over. Four ring gas hob with stainless steel extractor hood over. Electric built in single oven and dishwasher. Inset stainless steel sink with mixer tap and drainer. Space for fridge freezer and washing machine. Two Radiators.

BEDROOM ONE

UPVC double glazed window to the rear aspect with sea glimpses. Radiator.

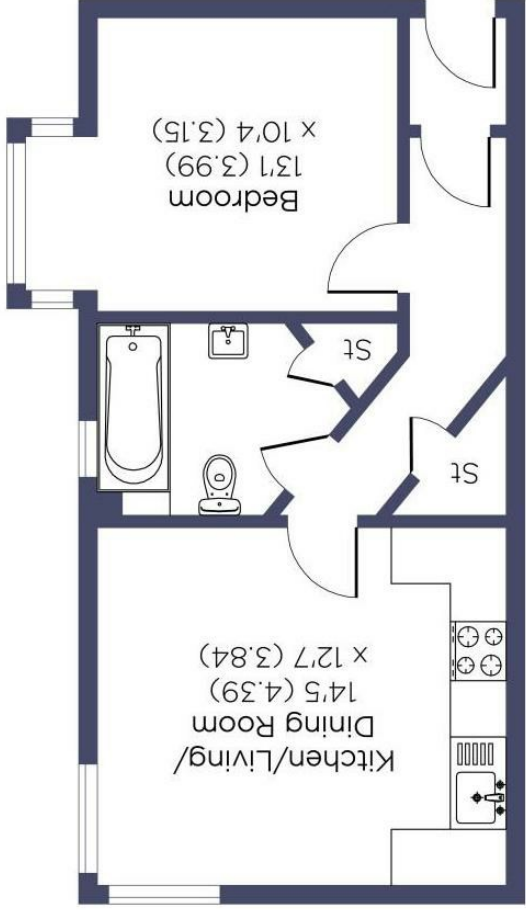
BATHROOM

Obscure uPVC double glazed window. "P" shaped panel bath with glass shower screen and mains overhead shower. Pedestal wash hand basin. Close coupled WC with dual flush. Ladder style towel radiator. Extractor. Shaver point. Storage cupboard.

AGENTS NOTE

The following services can be found at the property: Mains electric, gas, water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.

Seapoint Apartments, Trebarwith Crescent, Newquay, TR7
Approximate Area = 454 sq ft / 42.1 sq m



Energy Efficiency Rating		
Current	Potential	
81	81	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(82 plus)	
B	(81-81)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

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