



2, Astor Court, Newquay, TR7 2PD

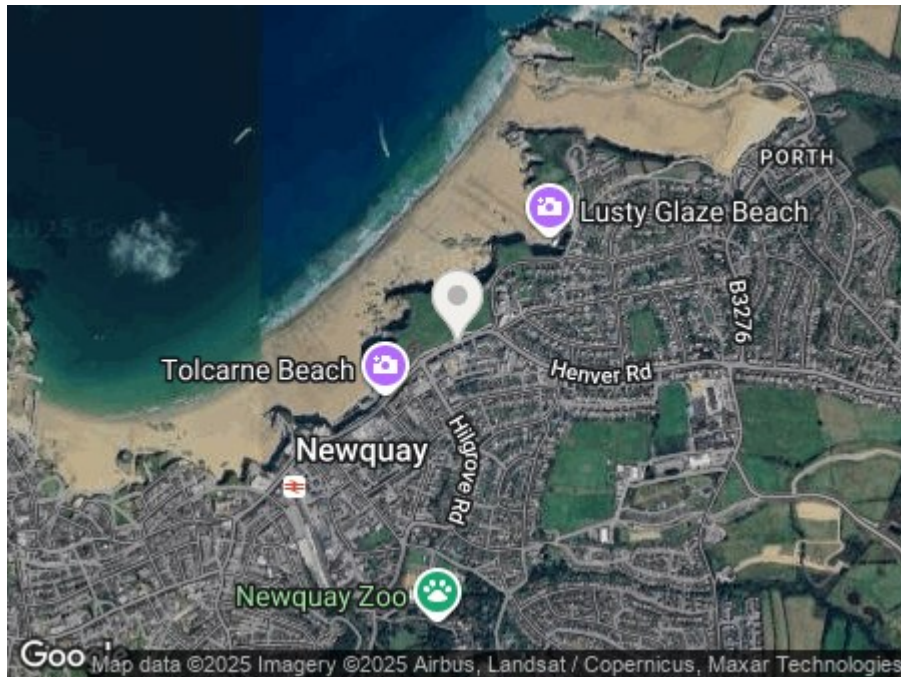
david ball
Agencies

This CHAIN FREE modern ground floor one bedroom coastal apartment is currently used as a successful holiday let but could also be ideal for a first time buyer or second home. The accomodation also comprises a lounge/dining space, kitchen, bathroom and entrance hall. The property benefits from gas central heating and high performance uPVC double glazing as well as an allocated parking space. Viewing highly reccomended.

Guide Price £170,000 Leasehold

Key Features

- ** CHAIN FREE **
- One double bedroom
- Personal patio
- Less than 250m to Lusty Glaze Beach
- Awaiting EPC
- Ground floor apartment
- Modern open plan living space
- One allocated parking space
- Purpose built development





Location

Astor Court enjoys a prime clifftop position on Narrowcliff, overlooking the historic, megalithic burial ground of the Barrowfields. The apartment is less than 250m from Lusty Glaze beach and a short distance away from the stunning Tolcarne Beach Barrowfields and just a short walk from Tolcarne and Lusty Glaze beaches. This highly sought-after area offers a perfect blend of coastal beauty and convenience, with Newquay town centre, local shops, and daily amenities all easily accessible on foot. Excellent transport links, including bus, rail, and Newquay Airport, are close by, making this an ideal base for both permanent living and holidays.

The Property

This immaculately presented ground floor one-bedroom apartment offers bright modern living, accessed via a communal entrance, the private front door opens into a welcoming hallway providing access to all rooms.

The well proportioned lounge/diner is filled with natural light thanks to sliding doors that open onto the exterior patio, creating plenty of space for both relaxing and entertaining. The contemporary kitchen features a stylish range of units, an integrated electric oven and gas hob with stainless steel splashback, an integrated fridge/freezer, an integrated washer/dryer and an integrated dishwasher. An additional storage cupboard houses the gas central heating boiler. The generous double bedroom provides ample room for wardrobes and additional furniture. The well-appointed tastefully finished bathroom is fitted with a bath and shower over with partially tiled walls.

Externally

To the front of the property is a patio area, which allows access into the property via the sliding door from the parking without the need to enter the communal hallway. One allocated space is available.

Leasehold information

Pets: one pet per apartment

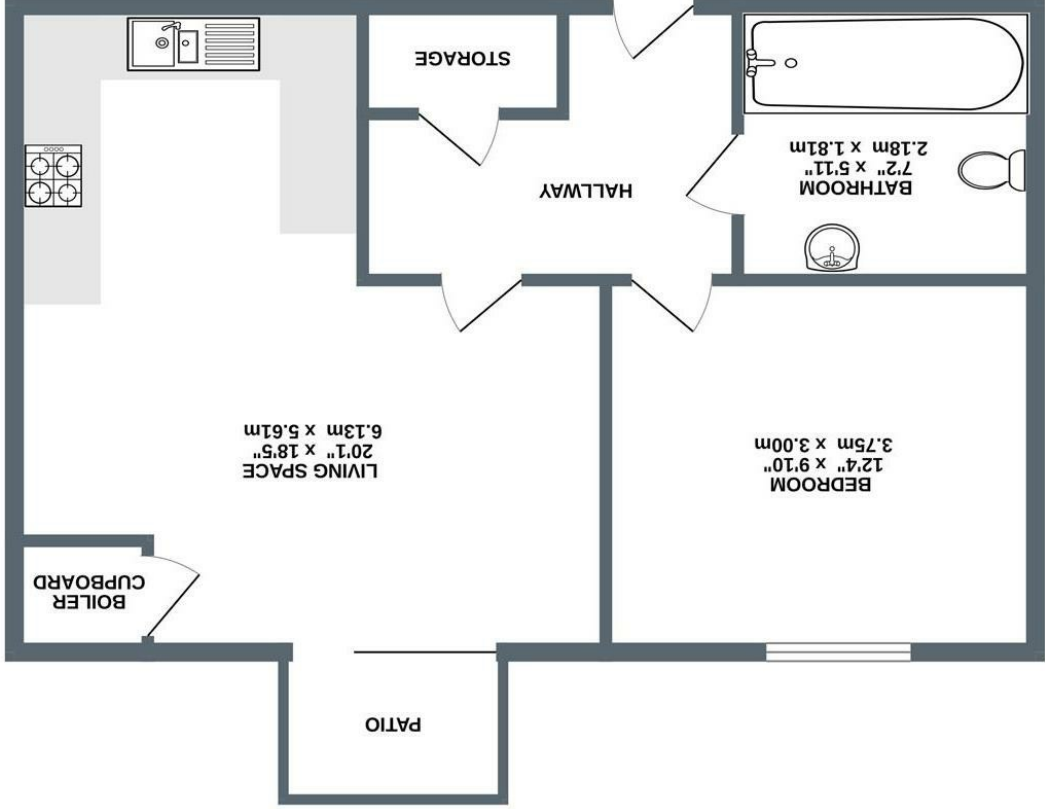
Leasehold: 999 years from 2015

Ground rent: £160 per annum

Service Charge: £1473.00 per annum

Current management company is FirstPort, this is changing to Penina in July 2025

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
Current	Potential	
82	82	
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		
Not energy efficient - higher running costs		

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