2 One Lusty Glaze

Lusty Glaze Road, Newquay

david ball

| LUXURY COLLECTION |



David Ball Luxury Collection is thrilled to present this exquisite 939 square feet coastal apartment nestled in the coveted Lusty Glaze area of Newquay, with the renowned award winning Lusty Glaze Beach just a leisurely 150-metre stroll away.

Early internal viewing is highly encouraged to fully appreciate this luxurious offering.

Guide Price £414,000 Leasehold

Key Features

- Luxury Coastal Apartment
- Modern Open Plan Living Space
- Fitted Kitchen with Stone Work Tops
- Underfloor heating throughout
- Large Private Paved Patio
- Lucrative Holiday Let Potential
- Allocated Parking Space
- Individual Lockable Surf Store
- Early Viewing Highly Recommended
- Sellers legal pack available & EWS1 Certificate in Place





The Property

Number two, originally built as the developments show home, boasts a prime ground floor location with sweeping vistas of the Barrowfields, Newquay's picturesque beaches, and the vast expanse of the ocean beyond.

Ideal for either permanent residency or as a second home/holiday let investment, this coastal apartment offers versatile living options.

Featuring three spacious double bedrooms, two of which are sea front facing, with the master bedroom enjoying the luxury of an en suite bathroom. Completing the family-friendly layout is a contemporary open-plan living area, seamlessly integrating a fully equipped kitchen. Doors lead out to the largest private patio at the development, perfect for relaxation or hosting gatherings with loved ones.

Additionally, the property comes with the remainder of its 10-year new build warranty, ensuring peace of mind for the discerning buyer.

Leasehold Information

999 years lease from 2016
Service charge: £2869.61 per annum
Ground rent: £350.00 per annum

Pets allowed with Landlords consent
Developer Galliard Group Ltd listed as responsible Actor in HM Govt EWS1 remediation scheme for PAS9980 Building has its EWS1 (Copy available on request)









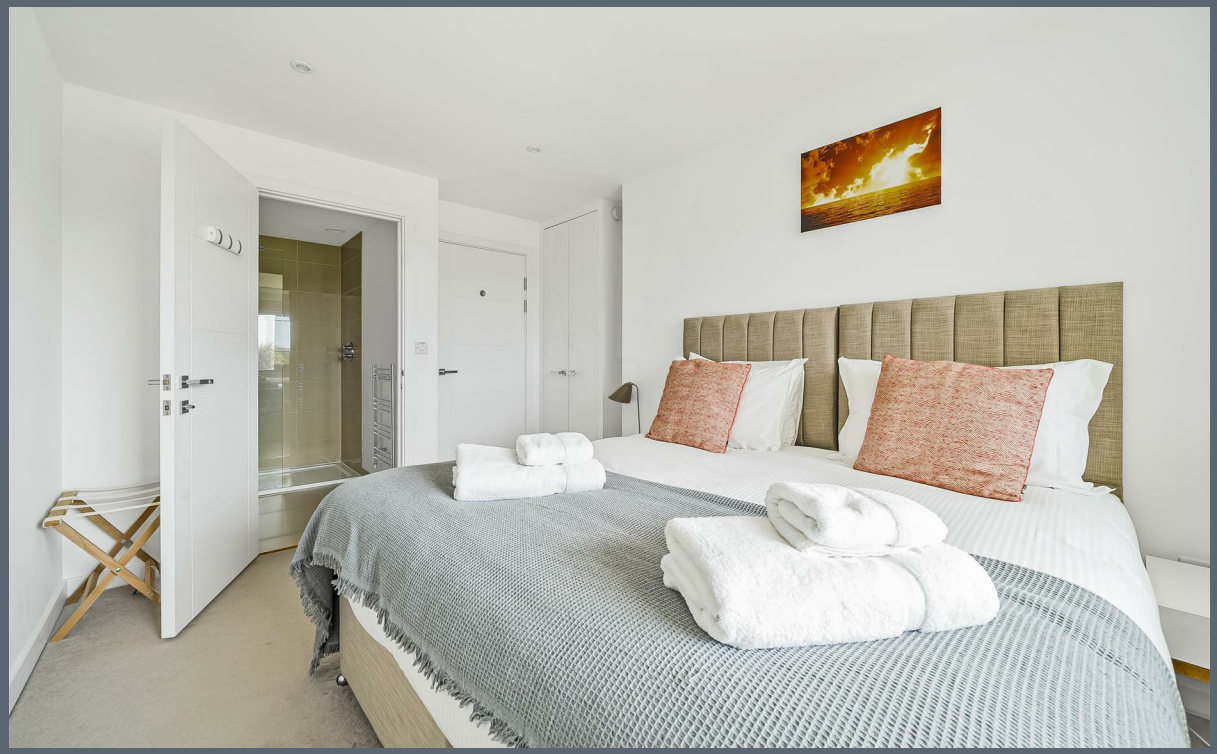
Externally

Flowing seamlessly from the expansive open living area, is large paved patio area that extends to 435.78 square metres approx, onto lush communal lawns, providing an idyllic retreat to relax and relish in the captivating vistas spanning from the historic Barrowfields, across Newquay Bay, all the way to the Towan Headland, where you can bask in the breath taking Cornish sunsets.

In addition, One Lusty Glaze boasts meticulously landscaped communal gardens at the front, along with designated parking spaces at the front of the property, complemented by individual lockable surf storage for added convenience.









The Location

Acorn Blue's acclaimed development, One Lusty Glaze, has been honoured with the prestigious 5 Star Gold award for 'Best Residential Development in Cornwall' at the esteemed UK Property Awards, proudly sponsored by The Telegraph.

Situated on Lusty Glaze Road, this development enjoys a sought-after position just off Henver Road, conveniently close to the Chester Road shopping complex and a brief stroll from Newquay Town Centre. Within easy reach are Porth Beach and the iconic Barrowfields, offering residents the opportunity to immerse themselves in the natural beauty of Newquay Bay and its breathtaking coastline, with panoramic views stretching across the Atlantic Ocean.

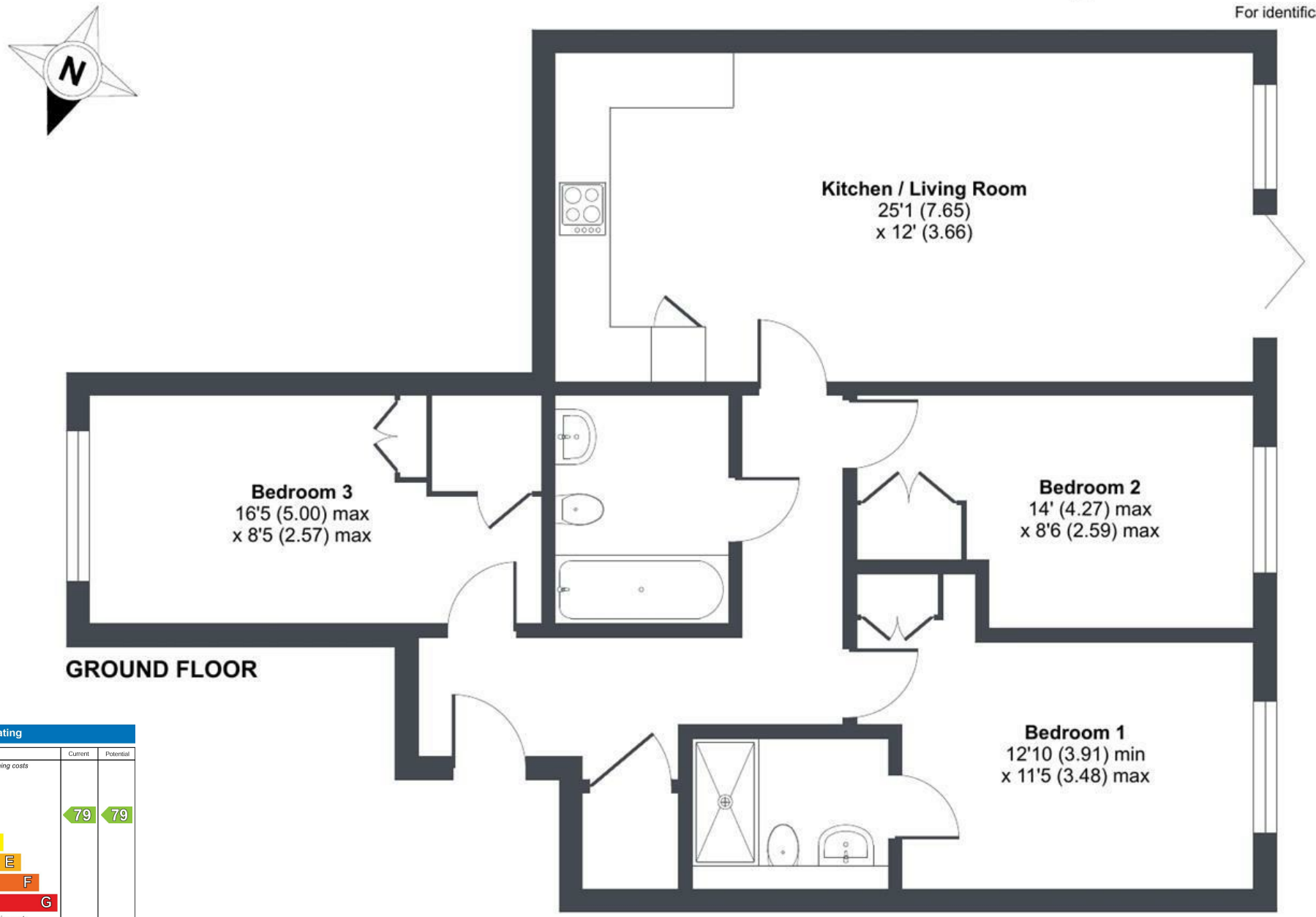
Newquay itself boasts a vibrant array of amenities, including shopping outlets, educational institutions, and banking services, alongside an eclectic mix of trendy bars, restaurants, and nightlife venues. The town's charm is further enriched by its historic working fishing harbour and the unrivalled splendour of Europe's finest coastal landscapes.

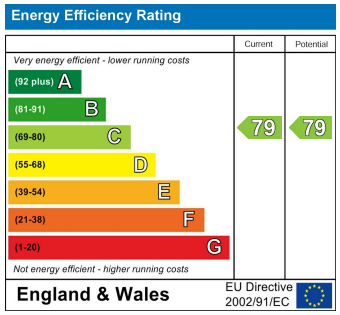
For transportation, residents can access a bus stop just a stones throw away, with the railway station just a ten minute walk away, to explore the surrounding areas, while Newquay Airport is conveniently located approximately seven miles away, facilitating easy travel connections.

Lusty Glaze Road, Newquay, TR7

Approximate Area = 939 sq ft / 87.2 sq m

For identification only - Not to scale





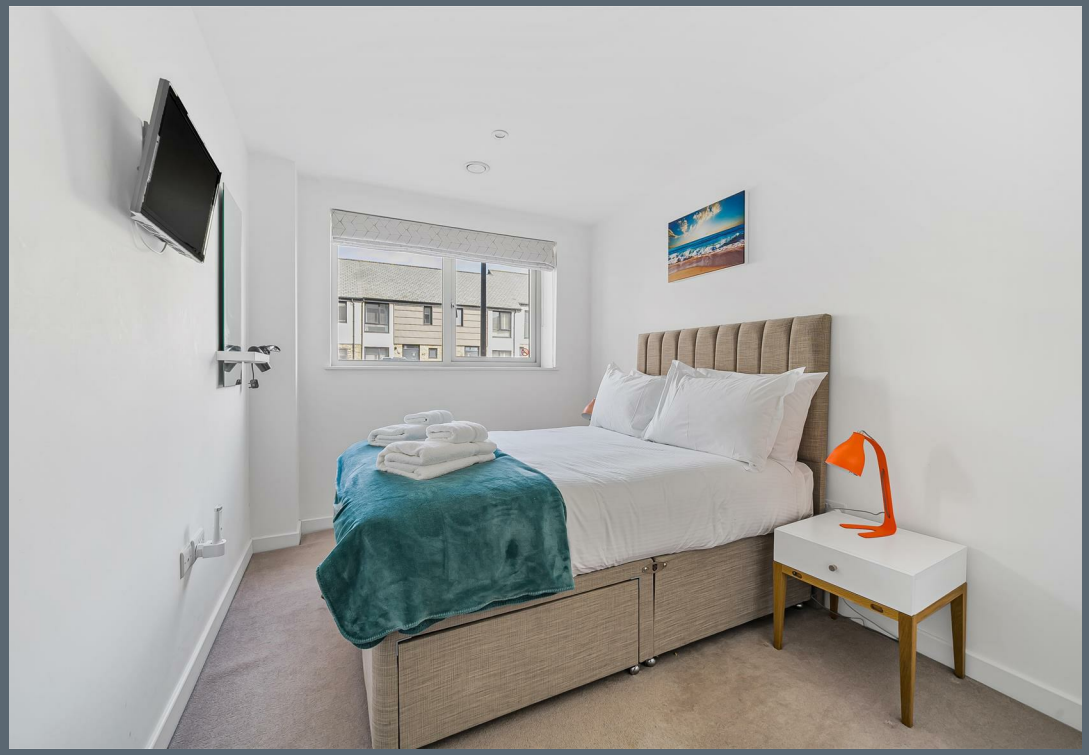
RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for David Ball Agencies. REF: 1118245











david ball
| LUXURY COLLECTION |

01637 850850
www.davidball-luxury.co.uk

e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

The Property Ombudsman
naea | propertymark PROTECTED
rightmove

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.