



5 Spindrift, Watergate Road, Newquay, TR7 3LX

david ball
Agencies

This two double bedroom penthouse apartment has in our opinion one of the best uninterrupted views back across Newquay Bay towards the iconic Headland Hotel. Further comprising an open plan living space and shower room, on the top floor of Spindrift apartments, a block with only 5 other apartments, each with an allocated parking space to the rear. Viewing is highly recommended to appreciate the views on offer.

Guide Price £280,000 Leasehold - Share of Freehold

Key Features

- Penthouse Apartment
- Incredible uninterrupted seaviews
- Within 300m of Porth Beach
- Allocated parking space
- Two double bedrooms
- Open plan living space
- Beautiful SW Coast path 2km walk to Watergate
- Awaiting EPC





Location

Spindrift apartments located in Porth and in close proximity to Whipsiderry beach and a coastal path boasting panoramic sea views from the trevose headland and across the Newquay Bay. The town centre is approximately two miles away where a range of local bars, restaurants and shops can be enjoyed. The town also boasts a historic working fishing harbour and some of Europe's finest coastline with Newquay Airport approximately three miles away from the property. Early viewing is highly recommended.

Entrance Hallway

15'7" x 2'10" max (4.77m x 0.87m max)

The entrance hallway features an entrance door leading from the communal hallway, with doors to subsequent accommodation and a hot water cylinder cupboard.

Living Space

22'11" x 12'5" max (7.01m x 3.80m max)

(including kitchen area)

This family lounge boasts an impressively sized window to fully appreciate the views, complemented by a Dimplex electric fireplace with a stone surround and mantelpiece. The kitchen area includes a fitted kitchen with a range of base, wall, and drawer units, roll-top laminate work surfaces, and a stainless steel sink unit with a mixer tap and drainer. There is space for a freestanding electric double oven with an extractor over, as well as space for an under-counter fridge. The kitchen area also features partially tiled walls.

Bedroom One

11'11" x 11'8" max (3.64m x 3.58m max)

A well-sized window showcases the views, with a wash hand basin and mixer tap set in a vanity-style unit with a tiled splashback. This bedroom also includes a built-in wardrobe.

Bedroom Two

11'8" x 8'9" max (3.58m x 2.69m max)

This bedroom features a UPVC double-glazed window to the rear, a wash hand basin and mixer tap set in a vanity-style unit with a tiled splashback, and a built-in wardrobe.

Shower Room

5'4" x 4'11" max (1.64m x 1.51m max)

The shower room includes a shower unit with an electric overhead shower and glass sliding doors, a pedestal wash hand basin with hot and cold taps, and a close-coupled WC. The walls are fully tiled.

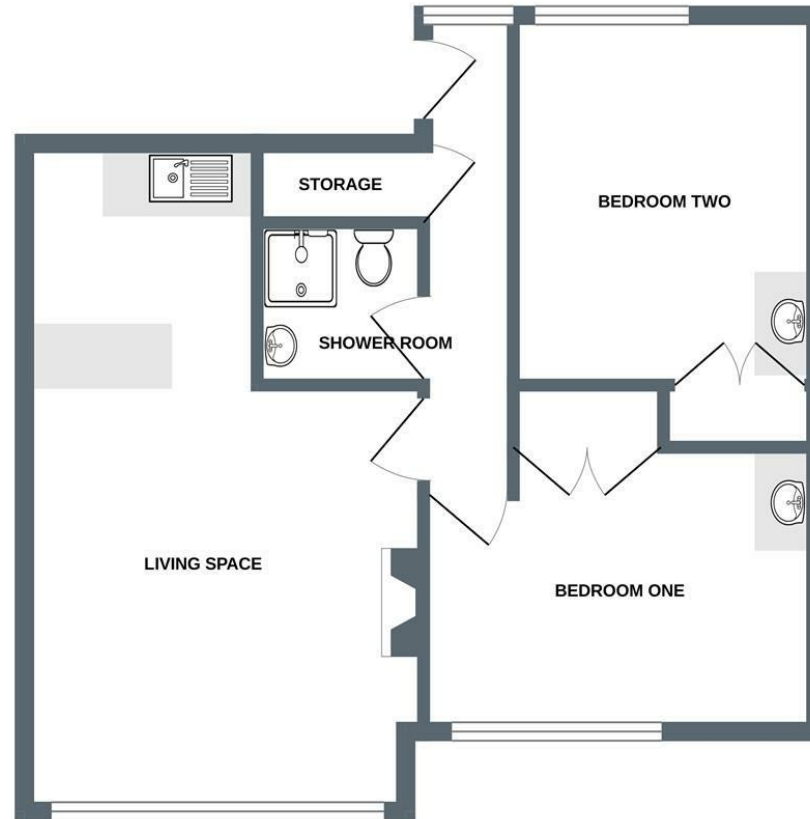
Leasehold Information

Leasehold with share of freehold

999 year lease from awaiting confirmation from management company

Service charge £120 per month

THIRD FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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