

15 Azure

Headland Road, Newquay, TR7 1FL

david ball
| LUXURY COLLECTION |



David Ball Luxury Collection is thrilled to present this stunning 2,224 sq ft penthouse apartment, featuring five double bedrooms and breathtaking views of the world-famous Fistral Beach, Newquay Golf Course, and Watergate Bay.

Leasehold - Share of Freehold

Key Features

- 2224 SQ FT of internal living space
- Breathtaking panoramic sea views
- Two impressive terraces of over 1000 sq ft
- Two allocated underground secure parking spaces
- Large secure private surf store
- Five double bedrooms all with sea views
- Two en-suites and family bathroom
- Energy Performance Certificate - B
- Direct lift access to apartment with key operated security shutter
- Lucrative holiday let potential



The Property

This exceptional penthouse apartment, occupying the entire top floor, is one of the rare five-bedroom properties available in North Cornwall. Each of the five double bedrooms offers stunning sea views and direct access to a private terrace. The penthouse also features three bathrooms and provides secure lift access directly to the underground allocated parking. Just a short stroll from the world-renowned Fistral Beach, this luxurious coastal residence is a must-see for those seeking the ultimate in seaside living. The property has recently had a replacement fully fitted kitchen incorporating a new breakfast bar.

The ultimate Penthouse living

Situated in a stunning elevated position atop the iconic headland, this rare property offers dual aspect panoramic views that capture the ever-changing coastal scenery, townscape, and rural landscapes.

- * Expansive L-shaped lounge/kitchen/dining area
- * Recently refitted fully equipped kitchen
- * Panoramic views throughout the entire dual aspect living space
- * Bi-fold doors opening from both the living and dining areas
- * Overlooks Fistral Beach and Newquay Golf Links Course
- * Offers views over Newquay Bay

Relax with spectacular views

Wake up each day to captivating sea views with terrace access from every bedroom.

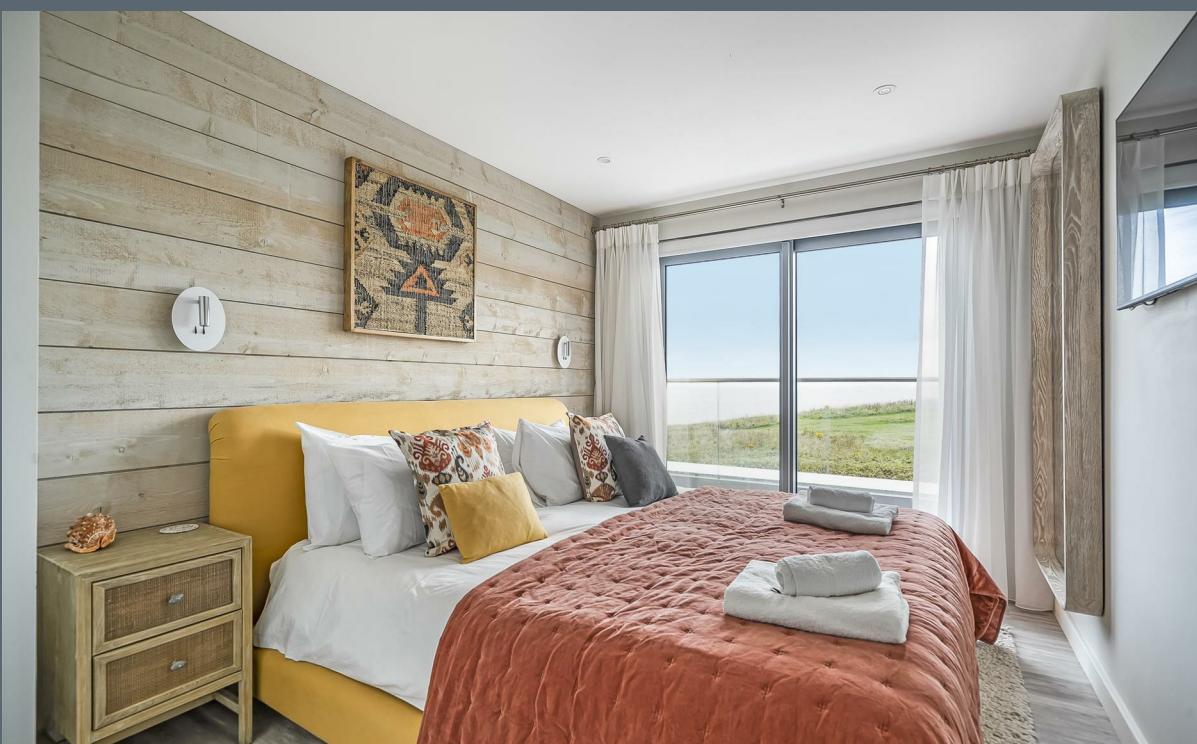
- * 5 double bedrooms
- * Master suite with en-suite bath and walk-in shower
- * Bi-fold doors in every bedroom open onto the terrace
- * Second bedroom also features an en-suite
- * All bedrooms include fitted wardrobes
- * Family bathroom





Externally

The property benefits from two underground secure parking space and a lockable surf store. The penthouse itself has two impressive private balconies and hot tub.

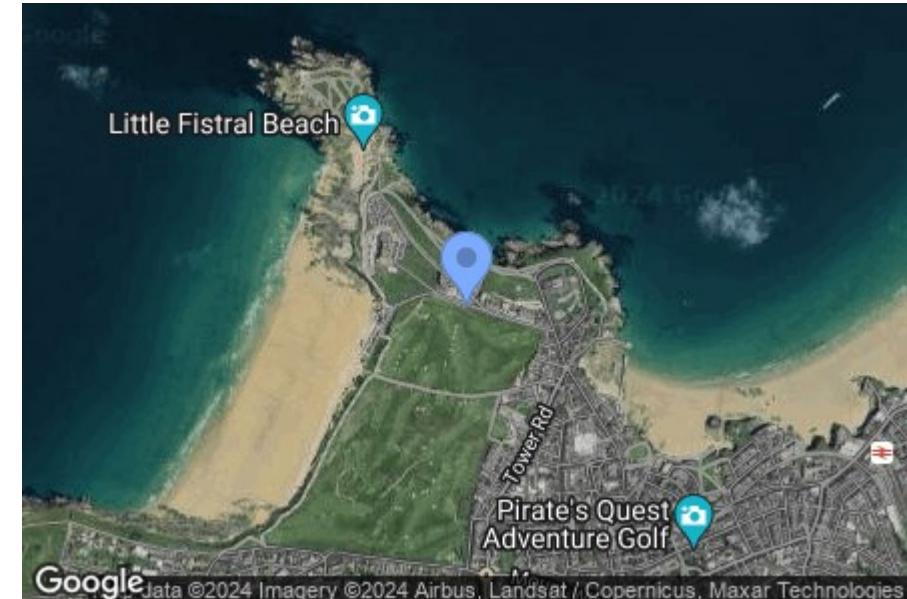




The Location

15 Azure is perfectly positioned on vibrant Headland Road, the gateway to the world-famous Fistral Beach, home to stylish boutiques and renowned restaurants like Rick Stein and the Fish House. Just steps away from this lively scene, the penthouse's elevated position offers a tranquil retreat, embodying the essence of Cornish coastal living.

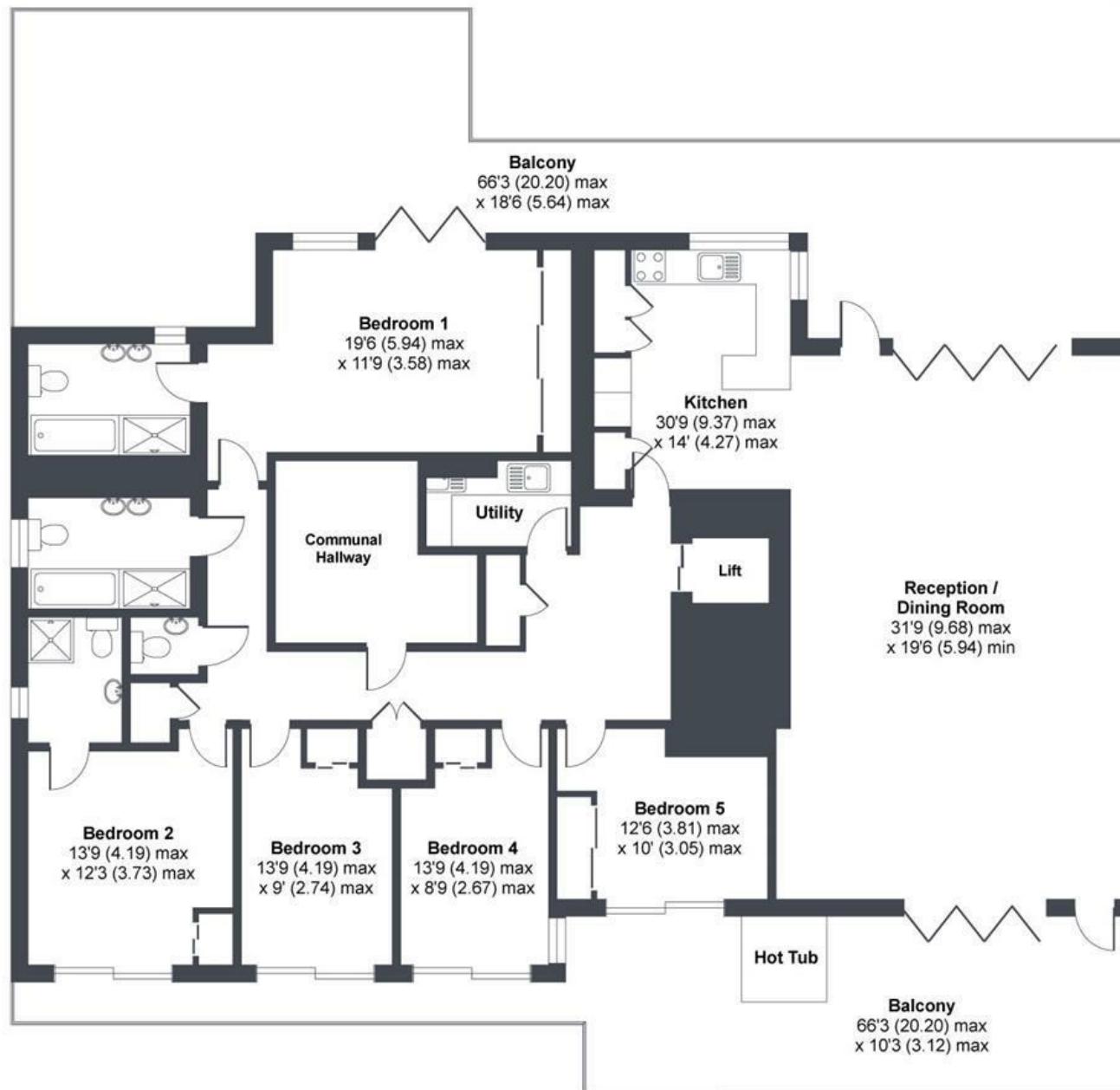
The property is also near the River Gannel Estuary, rich in natural wildlife and Newquay's heritage. Newquay town center, less than half a mile away, provides a variety of shopping and banking services, along with a lively selection of bars, restaurants, and nightclubs. The town features a picturesque historic working fishing harbor and some of Europe's most stunning coastline. Convenient transportation options include bus and rail services to nearby areas, and Newquay Airport is just seven miles from the property.



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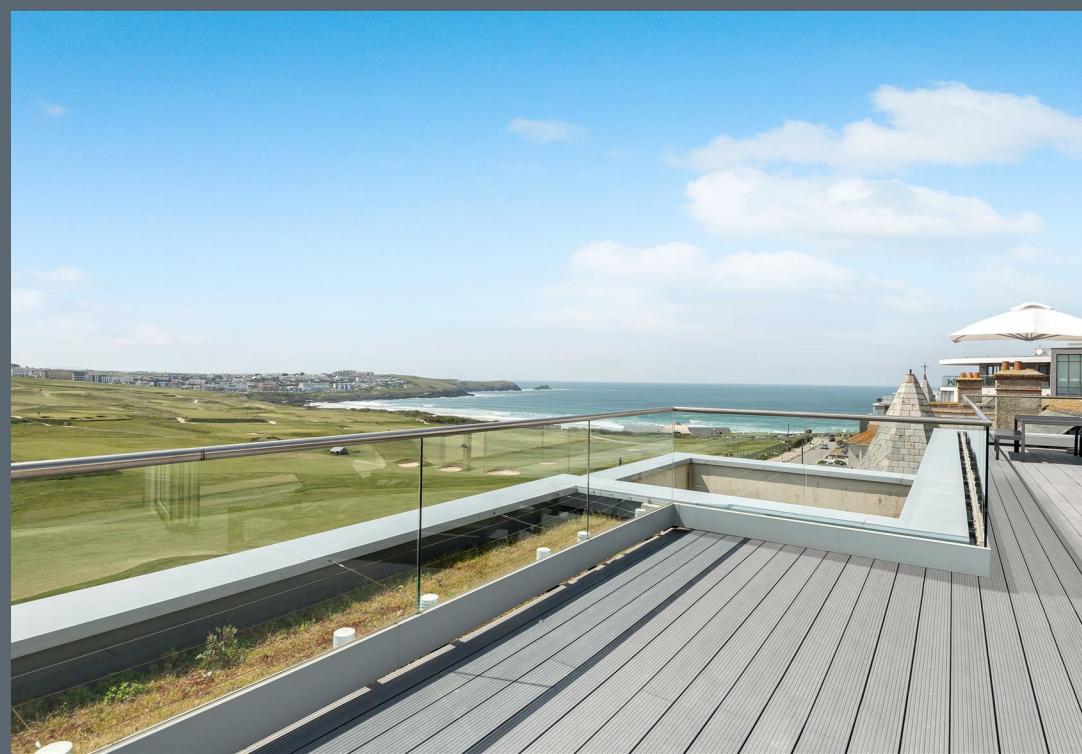
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APPROX. GROSS INTERNAL FLOOR AREA 2224 SQ FT 206.6 SQ METRES (EXCLUDES COMMUNAL HALLWAY)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B	77	79
(69-68)	C		
(55-54)	D		
(39-38)	E		
(21-20)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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