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**43 Zinc Headland Road, Newquay TR7 1FD**

**£335,000**

A SPACIOUS, CONTEMPORARY AND BRIGHT THIRD FLOOR, TWO BEDROOM APARTMENT SITUATED IN ONE OF NEWQUAY'S MOST DESIRABLE LOCATIONS ONLY A FEW MINUTES WALK TO FISTRAL BEACH, PROVIDING GREAT HOLIDAY LET INCOME POTENTIAL WITH OUTSTANDING SOUTHERLY FACING VIEWS, TWO BALCONIES AND SECURE UNDERGROUND PARKING. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 2

**FEATURES:**

- THIRD FLOOR TWO BEDROOM APARTMENT WITH OUTSTANDING VIEWS
- TWO SOUTHERLY FACING BALCONIES
- NO ONWARD CHAIN
- PERFECT FOR HOLIDAY LETTING / AS A SECOND HOME
- UNDERGROUND ALLOCATED PARKING
- SECURE SURF CAGE
- JUST A FEW MINUTES WALK TO FISTRAL BEACH AND THE TOWN CENTRE
- PRESENTED TO A FLAWLESS STANDARD
- MAIN BEDROOM EN SUITE

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#### DESCRIPTION:

Welcome to Number Forty Three, a gorgeous two double bedroom third floor apartment with spectacular south-facing views across the highly regarded Newquay golf course to the world famous Fistral Beach beyond. Located in the desirable and exclusive Zinc development, it's just a few minutes' walk to both Fistral Beach and Newquay town centre.

Fistral Beach is a top surfing destination and playground for water sports enthusiasts with plenty of opportunities for surfing and bodyboarding. It hosts a number of UK surf competitions including Boardmasters. There are many wonderful restaurants within easy reach including the award-winning Fish House and The Stable perched above Fistral, The iconic Headland Hotel, just a five minute walk away, has recently opened the five-star Aqua Club featuring six swimming pools and a brand new restaurant. The vibrant town of Newquay offers an array of cafes, restaurants and bars and there is also a good range of shops and excellent schools within easy reach.

The communal areas are neat and well maintained, with both lift and stair access to all floors. Upon reaching the apartment, an entrance hallway welcomes you with a secure telephone entry system located just inside the apartment. The open plan Kitchen, Dining, Living Room offers an abundance of natural light having floor to ceiling windows and secure door access onto the balcony where you can enjoy the far reaching views across Newquay and the coastline. Practically, the kitchen is fully equipped with a good range of modern units, stone worktop and integrated appliances including a fridge, freezer, Bosch oven, Bosch gas hob and Neff dishwasher. A breakfast bar subtly separates the room and there is ample space for a dining table and sofas. Both bedrooms are generous doubles and offer direct access to the second balcony from where you can continue to enjoy the wonderful views.

The master bedroom has the luxury of an en-suite shower room and the second family bathroom which can be accessed from the hallway is spacious and immaculately presented with a bath and shower over. Within the second bathroom, there is also a cupboard for storage and the washer/dryer and combination boiler.

The property also benefits from a parking space in the secure underground parking, an outdoor shower and a secure surf store, which is also ideal for bikes.

The property is held on a 999 year lease with 983 years remaining. There are no restrictions, holiday letting and residents' pets are permitted.

In summary, this gorgeous apartment would made the perfect bolthole by the sea and a lucrative holiday let given its' superb location.

Service charge is £2757.64 per year and Ground Rent is £250.00 per year.

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L-Shaped Hallway  
3.43m x 3.25m (11'3 x 10'8)

Kitchen Lounge Diner  
7.80m x 3.45m (25'7 x 11'4)

Bedroom 1  
5.31m x 3.18m (17'5 x 10'5)

En Suite  
1.96m x 1.83m (6'5 x 6'0)

Bedroom 2  
4.27m x 2.77m (14'0 x 9'1)

Bathroom  
2.67m x 1.96m (8'9 x 6'5)

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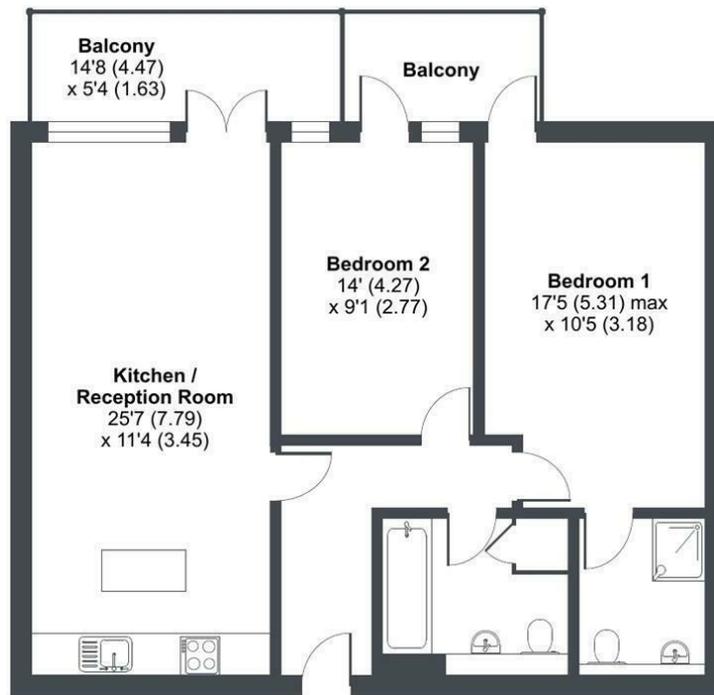
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FLOORPLAN:

Headland Road, Newquay, TR7

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhcom 2023. Produced for David Ball Agencies. REF: 1119852.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) <b>A</b>	84	84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-101) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

