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8 Headland Point Headland Road, Newquay TR7 1EL

£365,000

SET WITHIN ONE OF NEWQUAY'S MOST DESIRABLE LOCATIONS THIS SUPERB THREE DOUBLE BEDROOM GROUND FLOOR APARTMENT. ENJOYS INCREDIBLE SEA VIEWS, A PRIVATE SUN-FILLED TERRACE AND DIRECT ACCESS TO THE COMMUNAL GARDENS. AN EXCLUSIVE COASTAL RETREAT JUST A SHORT STROLL FROM THE COAST. COMPLETE WITH ALLOCATED PARKING AND OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- INCREDIBLY SPACIOUS THREE DOUBLE BEDROOM GROUND FLOOR APARTMENT
- LOCATED IN ONE OF NEWQUAY'S MOST PRESTIGIOUS APARTMENT BLOCKS
- ALLOCATED PARKING
- NO ONWARD CHAIN
- GORGEOUS SEA VIEWS
- DIRECT ACCESS TO THE COMMUNAL GARDENS
- VERY WELL PRESENTED THROUGHOUT
- EACH OWNERS OWNS A 24/ SHARE OF THE FREEHOLD

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DESCRIPTION:

Set in one of Newquay's most prestigious coastal locations, 8 Headland Point is an exceptional ground-floor apartment offering breathtaking panoramic sea views, contemporary living, and a truly enviable lifestyle. Combining spacious accommodation with a private sun-filled terrace and direct access to beautifully maintained communal gardens, this impressive home provides the perfect balance of comfort, elegance, and coastal charm. Situated within an exclusive development built in 2005, this superb apartment enjoys a peaceful and private setting just moments from the coastline. The development comprises four individual blocks, each containing only six apartments, creating a sense of exclusivity with just two properties per floor.

Upon entering, a welcoming hallway provides access to all principal rooms and benefits from a generous storage cupboard, offering excellent practicality and convenience.

The heart of the home is the impressive open-plan lounge and dining area, a beautifully proportioned space filled with natural light. Large sliding patio doors open onto a sheltered, sun drenched terrace, providing the perfect spot for outdoor dining, relaxation, and enjoying the spectacular coastal outlook. The terrace also benefits from direct access to the communal gardens, where residents can further appreciate the peaceful surroundings and uninterrupted sea views.

The modern fitted kitchen is positioned at the far end of the living space and is equipped with a comprehensive range of integrated appliances, including a double oven, gas hob with extractor, dishwasher, washing machine, and fridge freezer.

The apartment offers three generous double bedrooms, with the main bedroom enjoying a stunning sea-facing aspect and its own private en-suite shower room. Finished to a good standard, the en-suite features a large double shower, wash basin, WC, and stylish tiling. The main bathroom is equally well appointed, comprising a modern three-piece suite with shower over bath and attractive, high quality finishes.

Further benefits include uPVC double glazing throughout and gas-fired central heating supplied by a modern combi boiler.

Externally, the property enjoys the advantage of an allocated parking space within the residents' car park, while the beautifully maintained communal gardens provide a tranquil setting in which to relax and take in the spectacular coastal scenery.

Offering an outstanding location, generous accommodation, modern features, and some of the finest sea views Newquay has to offer, 8 Headland Point represents a rare opportunity to secure a luxurious coastal home in one of the area's most desirable developments.

LEASE INFORMATION:

Length of Lease: 999 Years

Lease Start Date: 2005

Service charge & Info: £2600 per annum

Freeholder: Share of Freehold

Management Company: Belmont Property Management

Residential letting: Yes

Holiday letting: Not permitted in lease but permitted by many owners and the management company

Pets: Yes - with permission from Management Company for owners. Pets not permitted for paying guests.

Kitchen/Living Area

3.62m x 7.63m (11'10" x 25'0")

Bedroom 1

3.38 x 4.06m (11'1" x 13'3")

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En-Suite

2.32mx 1.19m (7'7"x 3'10")

Bedroom 2

3.43m x 4.16m (11'3" x 13'7")

Bedroom 3

3.60 x 2.62m (11'9" x 8'7")

Bathroom

2.07m x 1.82m (6'9" x 5'11")

Hallway

0.97m x 7.12m (3'2" x 23'4")

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

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