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53a Penhallow Road, Newquay TR7 3BZ

£225,000

A PARTICULARLY SPACIOUS AND VERY WELL PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH SEA GLIMPSES, COMMUNAL GARDENS, PARKING AND A GARAGE OFFERED WITH NO ONWARD CHAIN, LOCATED WITHIN WALKING DISTANCE OF PORTH BEACH AND THE TOWN CENTRE.

PROPERTY TYPE: Apartment

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

FEATURES:

- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- SEA GLIMPSES
- GARAGE AND PARKING
- COMMUNAL GARDENS
- NO ONWARD CHAIN
- EASY WALK TO PORTH BEACH
- EXCEPTIONALLY SPACIOUS
- RECENTLY INSTALLED GAS CENTRAL HEATING SYSTEM

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DESCRIPTION:

This exceptionally spacious first floor apartment is located in one of the most highly-desirable parts of Newquay, with everything you need right on the doorstep. Penhallow Road is tucked away off Henver Road close to Porth and Lusty Glaze. The vibrant town centre is about a mile away and is a relatively flat walk along the coastline, offering something to suit everyone whether it be the huge variety of watersports, stunning cliff walks, fine dining or simply a coffee in the sun. Chester Road offers the closest day to day amenities, just a few minutes walk away.

Porth which is located on the eastern side of Newquay is a popular location with locals and holiday makers alike. It boasts a beautiful, family friendly sheltered beach protected by headlands on both sides. The beautiful Porth Island which can be accessed by a narrow foot bridge has stunning views back towards Newquay and up the coast towards Trevose Head. Within Porth there are a handful of cafes and a family friendly pub right on the beach. There's also a beach shop and a boutique clothing store. Newquay Airport is only a few miles away and Newquay Town centre is approximately 10 minutes drive. Watergate Bay is the next coastal village towards Padstow and offers a choice of restaurants and bars.

An entrance hallway shared with just one other apartment with stairs up to the first floor guides you into this property. The hallway gives access to all rooms with a useful storage cupboard at one end. On the right, enjoying sea glimpses, the lounge/diner is a generous size with ample space for living room and dining furniture with a large bay window allowing for an abundance of natural light and gorgeous sunsets. On the other side of the hallway, you will find a newly fitted and beautifully fitted shower room with a double shower, wc and wash basin.

The kitchen which has two windows to the rear is very well presented with a good range of contemporary grey gloss units with space for a washing machine, fridge freezer, electric oven and hob.

Both bedrooms are very spacious with one at the front and one at the rear. The largest bedroom at the front enjoys sea glimpses and built in storage. This property has electric heating and Upvc double glazed windows throughout.

This property is held on a 950 year lease, the charges are £800.000 pa including ground rent and service charge. Pets are not permitted. Holiday letting is not permitted. Each owner owns a 1/4 share of the freehold.

Externally, there is plenty of space with ample parking and some pretty communal gardens with a drying area. There's also the unusual benefit of a garage.

In summary, this property offers space in abundance! The location is perfect for those who love the beaches and being able to walk to the town without too much hustle and bustle. Perfect for first time buyers with no onward chain.

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Hallway
5.97m x 0.97m (19'7 x 3'2)

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Bedroom 1
3.86m x 3.43m (12'8 x 11'3)

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Bedroom 2
3.86m x 2.64m (12'8 x 8'8)

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Kitchen Diner
4.62m x 4.45m (max) (15'2 x 14'7 (max))

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Lounge
5.00m x 4.50m (16'5 x 14'9)

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Bathroom
2.39m x 2.36m (7'10 x 7'9)

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Garage
4.88m x 2.74m (16'0 x 9'0)

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FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		80
	(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		80
	(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	

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