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## 22 Ocean Gate, Newquay TR7 1PY

**£250,000**

AN INCREDIBLE EXAMPLE OF A ONE BEDROOM SECOND FLOOR APARTMENT WITH BREATH-TAKING VIEWS OF FISTRAL BEACH AND THE ATLANTIC OCEAN ACROSS THE GOLF COURSE. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Apartment

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

### FEATURES:

- ONE BEDROOM SECOND FLOOR LUXURY APARTMENT
- INCREDIBLE PANORAMIC VIEWS OF FISTRAL BEACH ACROSS THE GOLF COURSE
- BALCONY
- OPEN PLAN LIVING
- 175M TO FISTRAL BEACH
- 450M TO THE RIVER GANNEL
- NO ONWARD CHAIN
- IDEAL AS A MAIN RESIDENCE OR LUCRATIVE INVESTMENT PROPERTY
- UNDER GROUND PARKING AND STORAGE CAGE

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## DESCRIPTION:

Positioned within the highly sought-after Ocean Gate development, Apartment 22 enjoys a prime second-floor setting with truly spectacular uninterrupted sea views stretching across Newquay Golf Course towards the iconic Fistral Beach. From almost every angle, the outlook is simply breath-taking.

Perfectly located just moments from Fistral Beach and only a short two-minute walk from the picturesque River Gannel, the apartment offers the best of both worlds. Fistral is renowned for its world-class surfing and vibrant beachfront atmosphere, complete with surf hire facilities and the ever-popular Beach Bar, while the peaceful Gannel provides a more tranquil setting ideal for paddleboarding, kayaking, or relaxing family evenings by the water. Newquay town centre and a range of local amenities are all conveniently close by.

Accessed via a secure communal entrance set within well-maintained communal gardens, the development also benefits from lift access to all floors, including the basement level where secure underground parking and private storage cages for outdoor and leisure equipment can be found.

Inside, the apartment offers a superbly designed 27ft open-plan living area filled with natural light and perfectly orientated to maximise the stunning coastal views. Sliding doors open onto a sheltered balcony with ample space for outdoor seating, creating an ideal spot for entertaining or simply enjoying the scenery. The contemporary white gloss kitchen is finished to a high standard and features a useful breakfast bar along with a comprehensive range of integrated appliances including a fridge, freezer, and dishwasher.

The impressive 17ft double bedroom benefits from fitted wardrobes, an airing cupboard, and continues to enjoy the exceptional outlook. The bathroom is equally stylish, fitted with a double-ended bath with shower over, WC, and wash hand basin, all finished in keeping with the apartment's modern design.

Further benefits include aluminium double glazing, gas-fired central heating, and a separate utility area with space and plumbing for a washer dryer.

Offered to the market with no onward chain, this exceptional coastal apartment would make a superb main residence, luxurious second home, or attractive investment opportunity.

## LEASE DETAILS

999 YEAR LEASE WITH 984 REMAINING

GROUND RENT £350.00 PER ANUM

SERVICE CHARGE £2800.00 PER ANUM

THE CAPITAL SINKING FUND IS BILLED SEPARATELY EACH YEAR IS BASED ON THE ESTIMATED COMMUNAL EXPENDITURE FOR THE FORTHCOMING PERIOD. THE AMOUNT FOR THE CURRENT PERIOD IS £3427.00

HOLIDAY LETTING AND LONG LETTING ARE PERMITTED

PETS ARE PERMITTED

Kitchen Lounge Diner  
8.20m x 3.78m (26'11 x 12'5)

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Bedroom  
4.62m x 3.25m (15'2 x 10'8)

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Bathroom  
2.29m x 1.65m (7'6 x 5'5)

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Utility  
2.21m x 1.68m (7'3 x 5'6)

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### 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:**



TOTAL APPROX. FLOOR AREA 58.8 SQ.M. (633 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) <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 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 plus) <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.