

"Estate Agency is evolving...evolve with us"



Flat 6, Felicia House Henver Road, Newquay TR7 3FR

£230,000

A GORGEOUS FIRST-FLOOR APARTMENT WITH DISTANT SEA VIEWS, SET WITHIN THE EXCLUSIVE FELICIA HOUSE DEVELOPMENT OF JUST TEN CONTEMPORARY APARTMENTS. BEAUTIFULLY PRESENTED THROUGHOUT, THE PROPERTY FEATURES A WELCOMING OPEN-PLAN LIVING SPACE, TWO GENEROUS DOUBLE BEDROOMS, A JULIET BALCONY AND ALLOCATED PARKING, ALL WITHIN EASY REACH OF THE GOLDEN SANDS OF PORTH AND LUSTY GLAZE BEACHES.

PROPERTY TYPE: Apartment

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

FEATURES:

- TWO DOUBLE BEDROOM LUXURY APARTMENT
- SPACIOUS OPEN PLAN LIVING AREA
- ALLOCATED PARKING
- SEA GLIMPSES AT THE FRONT
- OPEN SOUTH FACING VIEWS AT THE REAR
- WELL LOCATED CLOSE TO AMENITIES AND SHOPS
- PERFECT AS A SECOND HOME OR PERMANENT RESIDENCE
- LUXURY, HIGH END DEVELOPMENT
- NO ONWARD CHAIN

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Welcome to Number Six, Felicia House – a beautifully presented first-floor apartment offering two generous double bedrooms, allocated parking, and delightful southerly-facing open views and sea glimpses at the front. Built in 2020, this stylish and contemporary home enjoys a highly convenient location close to Newquay town centre and within easy walking distance of both Lusty Glaze and Porth Beach.

Perfectly positioned to enjoy the very best of coastal living, this exceptional apartment combines modern comfort with an enviable lifestyle. From spectacular coastal walks and renowned restaurants to an endless choice of outdoor pursuits, including some of the UK's finest surfing beaches, everything that makes Newquay such a sought-after destination is right on your doorstep. Felicia House presents a rare opportunity to secure a modern home on Cornwall's stunning north coast.

The apartment centres around a spacious open-plan living, dining, and kitchen area, beautifully illuminated by large Juliet balcony doors that frame distant sea views and flood the room with natural light. Designed for modern living and effortless entertaining, this impressive space offers a seamless blend of style and practicality.

The contemporary grey gloss kitchen features sleek units, clean lines, and a comprehensive range of integrated appliances, along with dedicated space for a washing machine. A solid wood breakfast bar subtly separates the kitchen from the living area, creating a relaxed dining space perfect for everyday use.

The lounge area is generously proportioned and enjoys a bright, airy atmosphere. Open the Juliet balcony doors to welcome the fresh sea air and take in the attractive outlook towards the coast.

Both double bedrooms are well-sized, stylishly presented, and enjoy pleasant open views, with one positioned to the front of the building and the other to the rear. The modern family bathroom is finished to a high specification and complements the apartment's contemporary design. A large storage cupboard located off the hallway provides excellent practical storage space.

The property benefits from gas-fired central heating throughout, powered by a combination boiler discreetly housed within a cupboard in the living area.

Tenure is leasehold with the remainder of a 999-year lease granted in 2020. The current service charge is £2,304 per annum, including building insurance, and the ground rent is £300 per annum. Notably, there are no restrictions on long-term letting, and pets are permitted within the building, making this an attractive proposition for homeowners, investors, and second-home buyers alike. Holiday Letting is not permitted. The property also benefits from one allocated parking space.

Perfect as a permanent home, coastal retreat, or investment purchase, this outstanding apartment delivers elegant modern living in a highly desirable seaside setting. Finished to an excellent specification and forming part of an exclusive collection of just ten apartments, it offers a rare blend of style, comfort, and convenience. Offered with no onward chain.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Hallway
4.65m x 1.98m (15'3 x 6'6)

.

Lounge/Kitchen/Diner
6.20m x 6.02m (20'4 x 19'9)

.

Bedroom 1
3.86m x 2.57m (12'8 x 8'5)

.

Bedroom 2
2.72m x 2.69m (8'11 x 8'10)

.

Bathroom
3.02m x 1.65m (9'11 x 5'5)

.

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.

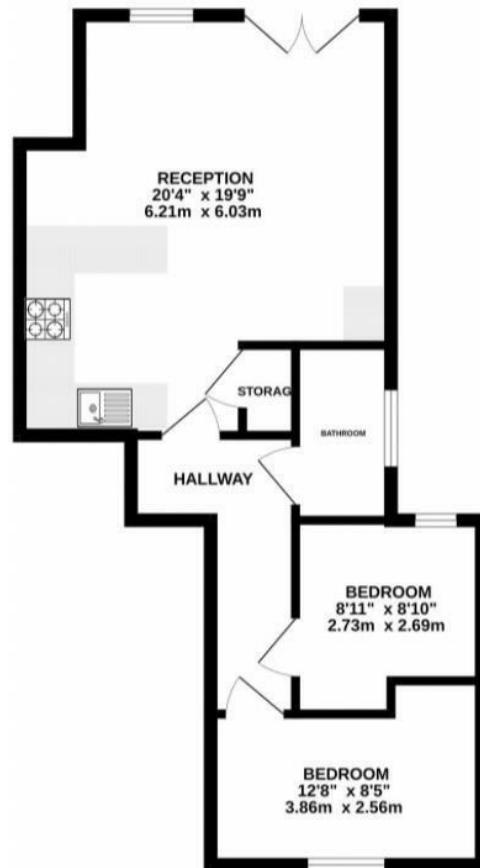
Items shown in photographs are not included unless specifically mentioned in the sales particulars.

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

Pets are not permitted on any viewings.

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
(92-100) 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.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

