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## Flat 2 Felicia House, 72, Henvor Road, Newquay, Cornwall TR7 3FR

**£235,000**

A SUPERB GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT WITHIN FELICIA HOUSE. THIS PROPERTY IS IMMACULATELY PRESENTED THROUGHOUT WITH A SOUTHERLY FACING COMMUNAL GARDEN AND ALLOCATED PARKING ALL JUST A SHORT WALK TO THE BEAUTIFUL COASTLINE AND BEACHES.

PROPERTY TYPE: Apartment - Purpose Built

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT
- SOUTHERLY FACING COMMUNAL GARDEN
- ALLOCATED PARKING
- REMAINDER OF NHBC WARRANTY
- PURPOSE BUILT DEVELOPMENT OF ONLY TEN CONTEMPORARY APARTMENTS
- PERFECTLY LOCATED FOR THE BEST OF WHAT NEWQUAY HAS TO OFFER
- PERFECT BOLTHOLE BY THE SEA

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#### DESCRIPTION:

Welcome to Number Two Felicia House — an impeccably presented, ultra-modern two double bedroom ground floor apartment, built in 2020 and finished to an exceptional standard. Boasting a desirable southerly aspect, a communal garden, and allocated parking, this stunning home is perfectly positioned within walking distance of Newquay town centre, as well as the beautiful Lusty Glaze and Porth Beach.

This outstanding apartment offers spacious, contemporary living just moments from the very best that Newquay has to offer — from breathtaking coastal walks and renowned restaurants to a wide range of outdoor pursuits, including some of the UK's finest surfing beaches. Felicia House presents a rare opportunity to embrace life on the sought-after North Cornish coast.

The apartment features a generous open-plan living, dining, and kitchen area, beautifully illuminated by large patio doors that invite in an abundance of natural light. Designed with both style and functionality in mind, this space is ideal for modern living and entertaining. The sleek, high-spec kitchen showcases clean lines, integrated appliances, and dedicated space for a washing machine, while a breakfast bar provides a relaxed dining area and subtly defines the space.

From the comfortable lounge area, patio doors open onto a southerly facing communal garden—a rare and highly desirable feature—flooding the space with natural light and allowing fresh air to circulate, enhancing the bright, airy feel throughout.

Both double bedrooms are well-proportioned and tastefully finished, enjoying a peaceful rear aspect with plenty of natural light. The contemporary bathroom is spacious and finished to a high standard, complementing the modern aesthetic throughout. Additional benefits include a large storage cupboard accessed from the hallway.

The property is equipped with gas central heating, powered by a combination boiler discreetly housed within the living area.

The property is held on a 999-year lease from 1 January 2018, effectively equivalent to a virtual freehold and therefore highly desirable.

Ground rent is £300 per annum, reviewed every 10 years

Annual service charge is £2,304.60, covering the maintenance and management of communal areas.

Freeholder: Landmark (Bolton) Limited.

Managing agent: Residential Management Group (RMG).

The lease permits residential lettings and allows pets.

The property also includes one allocated parking space.

In summary, this is a stylish, turnkey home offering modern coastal living at an accessible price point — perfectly located in one of Cornwall's most vibrant and desirable seaside towns.

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Lounge Diner Kitchen  
6.99m x 3.28m (22'11 x 10'9)

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Bedroom 1  
4.39m x 2.90m (14'5 x 9'6)

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Bedroom 2  
5.28m x 2.39m (17'4 x 7'10)

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Bathroom  
2.49m x 1.78m (8'2 x 5'10)

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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:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>	83	83
(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	(92-100) <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>			
England & Wales		EU Directive 2002/91/EC	

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