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## Flat 1, Island Point Watergate Road, Porth TR7 3NT

**£285,000**

A GORGEOUS TWO BEDROOM GROUND FLOOR COASTAL APARTMENT OFFERING SPECTACULAR SEA AND COASTAL VIEWS AND A PERFECT BLEND OF RELAXATION AND CONVENIENCE, WITH ITS PRIME LOCATION JUST MINUTES AWAY FROM THE HIGHLY DESIRABLE PORTH BEACH WITH THE ADDED BENEFIT OF A PRIVATE SUN TERRACE, OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Flat - Purpose Built

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

### FEATURES:

- EXCEPTIONAL TWO BEDROOM COASTAL APARTMENT
- REMARKABLE SEA AND COASTAL VIEWS
- ALLOCATED PARKING
- COMMUNAL REAR GARDEN
- NO ONWARD CHAIN
- ALL MAINS SERVICES
- EPC TO FOLLOW
- FURNITURE AVAILABLE BY SEPARATE NEGOTIATION
- PERFECT AS A BOLT HOLE BY THE SEA/LUCRATIVE HOLIDAY HOME
- PRESENTED TO A FABULOUS STANDARD

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## DESCRIPTION:

Welcome to Number One Island Point, nestled on the eastern edge of Newquay, where the soothing whispers of the sea offer a relaxing sanctuary. Imagine waking up to the gentle lapping of waves, the scent of salty air wafting through your windows, and the promise of endless adventures just a short stroll away. The apartment's unique and chic design is a delightful embrace of the coastal lifestyle, with its light and airy interior reflecting the natural beauty outside. The private balcony is an inviting space to sip your morning coffee or unwind with a glass of wine as the sun sets into the sea.

Porth Beach's golden sands are a playground for families and beachgoers alike, with its crystal-clear waters and rock pools teeming with marine life. For the more adventurous, the Southwest Coastal Path beckons, promising scenic walks and the chance to uncover hidden coves and coastal secrets. And when the music calls, Trebuzue Farm's annual Boardmasters festival is just a short jaunt away, bringing the vibe of international talent to your doorstep. The vibrant town of Newquay is around a twenty minute walk away offering a diverse range of shops, cafes, bars and restaurants.

A neat and welcoming communal hallway guides you into this apartment which has a spacious hallway offering access to all rooms. The open plan living space is a masterclass in modern living, with the kitchen's coastal charm setting the tone for countless memorable meals. The high-quality appliances and clever storage solutions make cooking a joy, while the adjacent dining and lounge areas offer the perfect backdrop for cozy nights in or entertaining friends. Practically, the kitchen has an integrated fridge and washing machine with an electric oven and gas hob. The floor-to-ceiling glass doors lead you to the balcony, blurring the lines between indoors and outdoors offering the most spectacular sea and coastal views.

The main bedroom is a generous size with a stylish en-suite shower room featuring a shower cubicle, wash basin and wc. From this bedroom, there's sliding doors offering direct access to the sun terrace and the coastal views can be enjoyed as soon as you wake up! The versatile second bedroom is ideal for guests and little ones or as a study.

The family bathroom is modern and sleek featuring a bath with a shower over and attractive tiling. This property has gas central heating powered by a combination boiler located in the kitchen and upvc double glazed windows.

The outside area is as charming as the interior, with a private sun terrace big enough for sun loungers and a table and chairs enjoying the best of the views. At the rear you'll find the unusual luxury of a communal garden, a delightful mix of patios and lawns, with communal washing lines subtly nestled among the greenery. The car park offers an allocated space and additional visitor bays, providing peace of mind and convenience.

## THE LEASE

This property is held on a 999 year lease which was new in 2004  
Service Charge is £1680.00 per year, Ground Rent is £50.00 pr year  
Pets are NOT permitted  
Holiday letting is permitted

In summary, if you're considering this property you're buying a fabulous lifestyle with the vibrant Newquay town centre within easy reach, this idyllic location ticks all the boxes for those seeking the ultimate in coastal living. Whether you're a local looking to downsize or an investor with an eye for potential, this apartment is a treasure trove of opportunities. Don't miss out on your chance to own a piece of this Cornish paradise!

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Hallway  
5.59m x 1.57m (18'4 x 5'2)

Lounge Diner Area  
4.70m x 3.86m (15'5 x 12'8)

Kitchen Area  
3.10m x 2.13m (10'2 x 7'0)

Bedroom 1  
4.72m x 2.46m (15'6 x 8'1)

En Suite  
2.26m x 2.01m (7'5 x 6'7)

Bedroom 2  
2.64m x 2.49m (8'8 x 8'2)

Bathroom  
1.98m x 1.93m (6'6 x 6'4)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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