

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



## 5 Sunset Apartments 107-109 Tower Road, Newquay TR7 1FF

**£169,000**

A RECENTLY REFURBISHED AND IDEALLY LOCATED ONE-BEDROOM, FIRST-FLOOR APARTMENT, JUST A SHORT STROLL FROM NEWQUAY'S VIBRANT TOWN CENTRE AND ITS STUNNING SELECTION OF GOLDEN SANDY BEACHES, THE GANNEL ESTUARY, AND CRANTOCK BEACH. BEAUTIFULLY PRESENTED THROUGHOUT, THIS CHARMING BOLTHOLE OFFERS THE PERFECT COASTAL RETREAT IN ONE OF THE UK'S MOST RENOWNED SURFING DESTINATIONS.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1

### FEATURES:

- ONE BEDROOM FIRST FLOOR APARTMENT
- JULIET BALCONY AND SEA GLIMPSES FROM THE BEDROOM
- VERY WELL PRESENTED AND THOUGHFULLY REFURBISHED
- IDEAL FOR FTB OR AS A BOLT HOLE BY THE SEA
- ON STREET PARKING AVAILABLE ON TOWER ROAD AND ATLANTIC ROAD
- JUST A SHORT WALK TO THE NEARBY ATLANTIC ROAD CAR PARK
- NO ONWARD CHAIN
- IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN AND BEACHES

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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



## DESCRIPTION:

Welcome to Number Five Sunset Apartments, ideally positioned in a highly convenient location just a short walk from Newquay's wide range of amenities, catering to almost all everyday needs. The apartment also enjoys glimpses of the sea from the principal bedroom.

Within a few minutes walk of this property, you will find The Pentire Peninsula, one of Newquay's most prestigious locations, sandwiched between the Atlantic Ocean and the Gannel Estuary. Also, within a short walk is Fistral Beach, a world-renowned surfing destination, while across the headland sits the quieter, National Trust-owned Crantock Beach, backed by dunes and a charming village.

Newquay offers a wide range of shops, restaurants, and everyday amenities, while Truro, around 12 miles away, provides excellent shopping, schooling, and mainline rail links to London. Cornwall Airport Newquay is approximately 6 miles away, with regular domestic and international flights. The area is ideal for outdoor living, with easy access to the South West Coast Path, excellent surfing beaches, a nearby links golf course, and the popular Lewinnick Lodge, just a short walk away, offering dining with stunning coastal views.

Access to Number Five is via a well-maintained communal entrance, leading into a tidy hallway with stairs rising to the first floor. Upon entering the apartment through its private front door, it is immediately apparent that the property has been comprehensively redecorated.

The entrance hallway leads into a bright and airy open-plan living and dining area, enhanced by a desirable south-westerly aspect. The adjoining kitchen is well-equipped with a good range of base and eye-level units, along with space for a washing machine/dryer and a freestanding fridge/freezer.

From the hallway, the generously sized bedroom is located to the left. It features double doors opening onto a Juliet balcony, offering an attractive glimpse towards Fistral Bay and Newquay Golf Course.

This property presents an excellent opportunity to acquire a home in one of Newquay's most sought-after and central locations, with easy access to stunning coastal paths, beautiful sandy beaches, and the town's many amenities.

Although this property does not have allocated parking, there is free parking available on Tower Road and Atlantic Road. During the busier summer months, the Atlantic Road car park is also available and is a short walk from the property.

An ideal purchase for first-time buyers, or as a holiday let or long-term rental investment.

## LEASE DETAILS

999 year lease new in 2007

Service charge £450 per annum for communal building insurance and maintenance fees.

The freehold is owned by the management company of which you will become a director

Pets and holiday lets are permitted

Council Tax - The property is currently on business rates, however was previously a band A.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



Hallway  
4.42m x 0.76m (14'6 x 2'6)

Kitchen/Living Area/Diner  
5.97m x 4.55m (19'7 x 14'11)

Bedroom  
3.45m x 3.10m (11'4 x 10'2)

Bathroom  
3.20m x 1.65m (10'6 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.

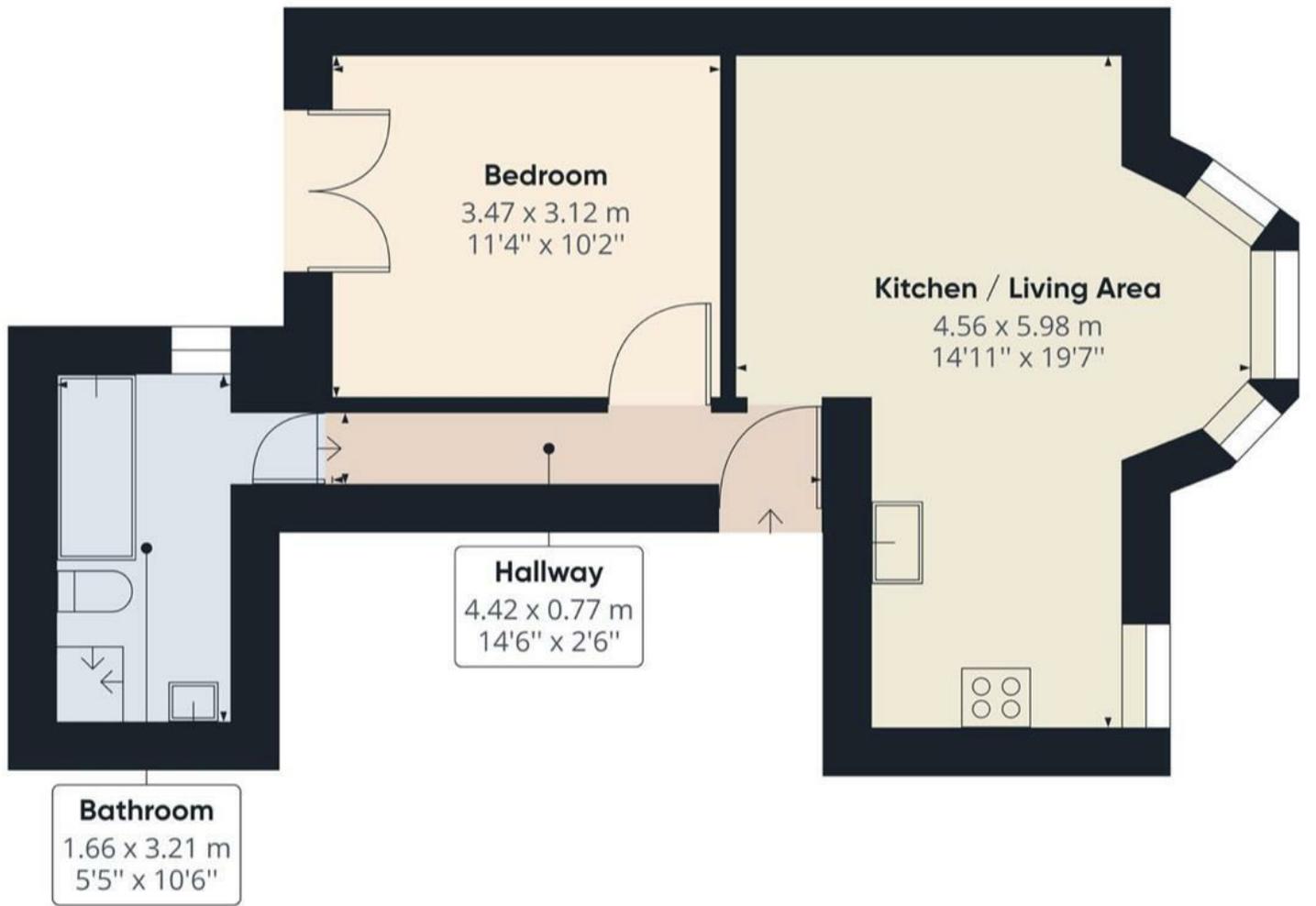
Items shown in photographs are not included unless specifically mentioned in the sales particulars.

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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02-10) <b>A</b>		
(11-20) <b>B</b>		
(21-30) <b>C</b>		
(31-40) <b>D</b>		
(41-50) <b>E</b>		
(51-60) <b>F</b>		
(61-70) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.