Start & co
THE NEWQUAY ESTATE AGENT
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26 Zenith Watergate Road, Newquay, TR7 3LX



SOME OF THE BEST VIEWS WE'VE SEEN! POPULAR PORTH LOCATION | 2 bedroom purpose built apartment with simply stunning views from an open plan living area with bi-fold doors across the entire frontage to a private balcony. The property has under ground parking with cage storage and lifts to all floors.

- Stunning apartment with immediate vacant possession
- Great potential for letting or a second home
- Just 2 minutes walk from the popular Porth Beach
- Allocated underground parking and storage
- Stunning views with glass frontage opening to the balcony
- Easy access with lifts to all floors

Price £350,000 Leasehold

Porth sits on the outskirts on Newquay Town, it is a favourite spot for both locals and visitors. Its beach is ideal for families. Porth has a small cluster of cafés, a beachside pub, a shop and great travel links as Newquay Airport is only a few miles away. The town centre is around ten minutes by car but is an enjoyable walk across the coast path. Just along the coast, Watergate Bay provides a choice of restaurants and bars as well as popular water sports facilities.

From the ground floor communal entrance, the apartment is located on the second floor with lift access. Entering into the apartment you are immediately greeted by the stunning view from the living area at the front. The Hallway has 2 large cupboards, one at the entrance for coats and shoes and a further housing the gas combination boiler as well as ample space for other storage items.

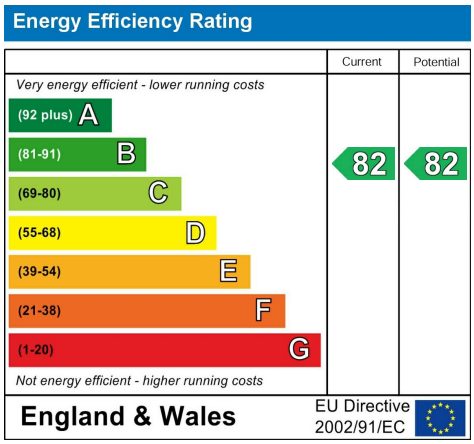
To the rear is the master bedroom which includes a mirror fronted double wardrobe as well as a shower en-suite. The en-suite has a nice modern range of sanitary wear with a concealed cistern toiler and basin as well as a mains powered walk in shower unit. To the other side is a similarly equipped bathroom with a full length bath unit with shower over. Moving to the front is the second bedroom which again has a built in double mirror fronted wardrobe and also enjoys some views up the North Cornish Coast.

To the front is certainly the highlight of the apartment. The open plan lounge/kitchen/diner has a full front view over the neighbouring headlands, beaches and Newquay Town. It really is one of the best views we have seen, with the double bi-fold door unit completely opening the front of the apartment onto the balcony. The room provides ample space for a designated living area, dining area and the kitchen being separated by a breakfast bar. The kitchen has all of the expected white goods concealed.

SERVICES
All Mains

TENURE
Leasehold. The property is held on a remainder of a 999 year lease which commenced in 2006. Ground rent is currently set at £350per annum with an annual service charge of £3570.23 which is collected monthly. Holiday lets and pets are both permitted at the property.

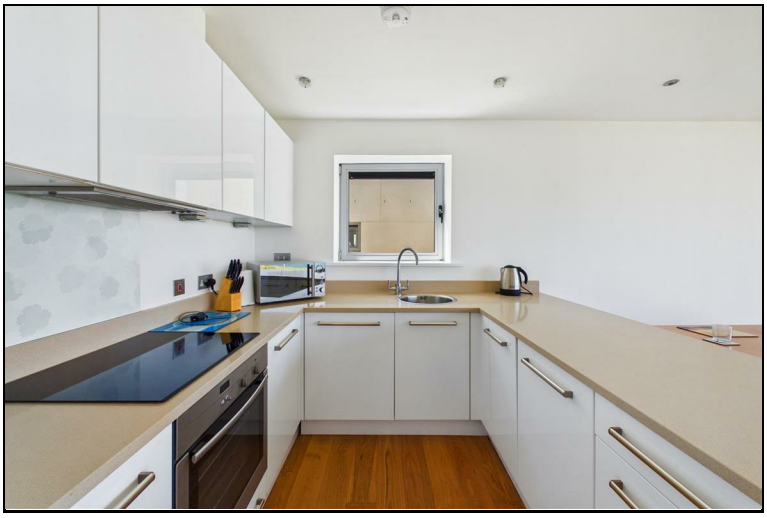
COUNCIL TAX
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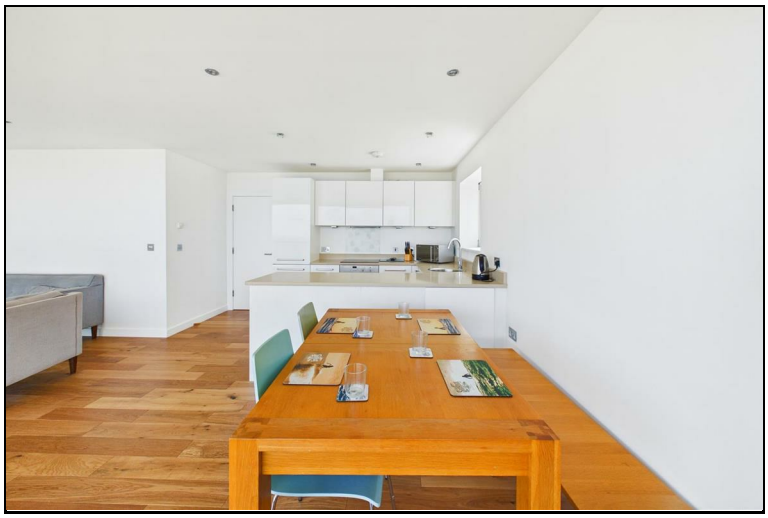


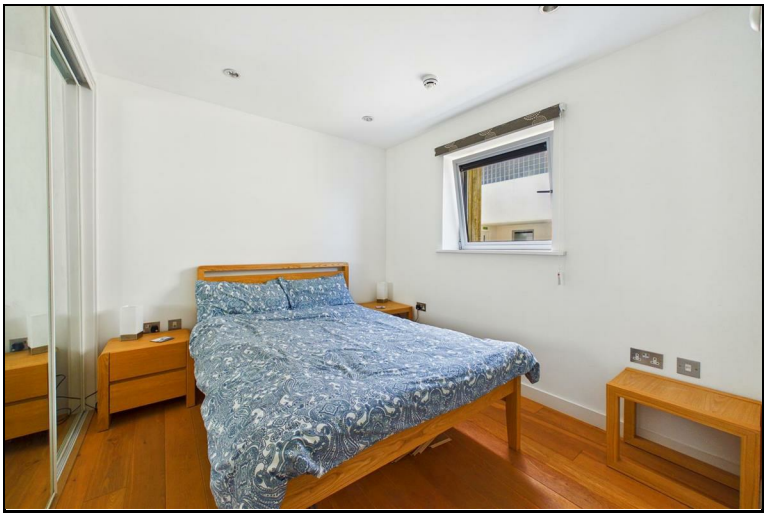


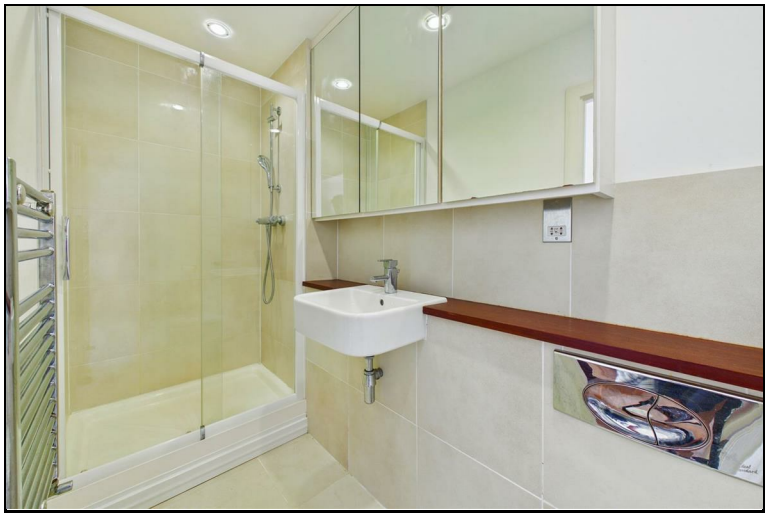


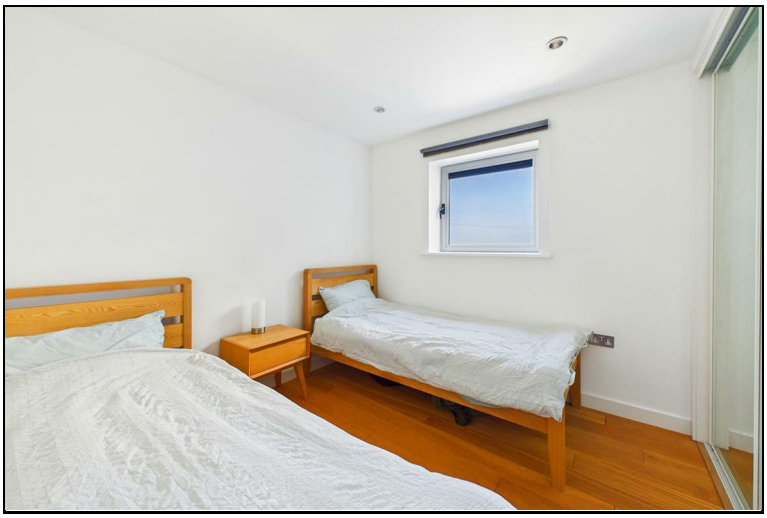








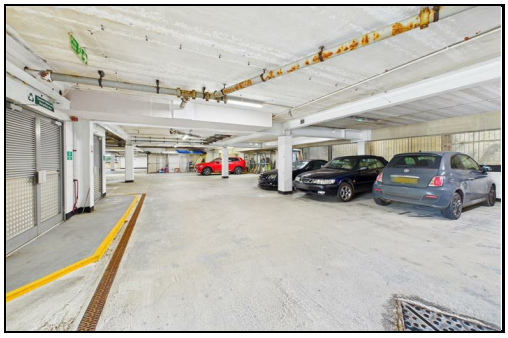














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