

## 6 Chegwin Court, Newquay, TR7 2DE



**Stunning loft style apartment in Newquay Town presented in immaculate condition with a well-appointed kitchen incorporating a stunning living edge breakfast bar and views up the North Cornish Coast from the living area.**

- Top floor 1 bedroom apartment
- Presented in immaculate condition throughout
- Quiet location yet in the centre of Newquay Town
- Stunning kitchen with Belfast style sink and living edge worktop
- Gas central heating and uPVC double glazing
- Residents car parking facility

**Price £169,950 Leasehold**

Chegwin Court is located at the end of a cul-de-sac just a 2 minute walk from the centre of Newquay Town. Mainly used by residents, the street offers an unusually quiet location for such a central position. Newquay Town with its vast selection of independent Cafes, Coffee Shops and Bars, improved transport links via the A30 and Newquay Airport, as well as the flexible modern nature of working, has led to an increased number of active couples moving to the area to enjoy the natural beauty of the coastline on the doorstep which the apartment is perfect for.

From the communal front entrance a nice bright stairwell provides access to the private flat entrance door.

The light entrance hall provides access to all rooms. The first room to the left is the immaculately presented bathroom which provides a full length bath with mains power shower over and a matching vanity unit housing the basin and concealed cistern WC. A large window to the rear provides plenty of natural light and views over the neighbouring countryside. Adjacent to the bathroom is the double bedroom. The room has a useful dressing table built in under the front aspect window providing views up the North Cornish Coast and a further selection on open plan hanging closets which keeps the sense of space in the room.

From the main hall, directly in front is the open plan lounge/kitchen/diner. Being under the eaves it has a very unique feel, but a great sense of space thanks to the Velux windows on either side, with views up the coast from the front. The main attraction for most will be the well appointed kitchen. The clever open wall shelves instead of units, gloss white floor units to reflect the light and the colourful patterned tiles to add the texture works really well. Our favourite piece is the live edge breakfast bar giving the whole place a softer natural feel. There is ample space for seating and a work desk before you reach

the storage cupboard which also houses the gas combination boiler.

**PARKING**

There are 6 flats sharing 4 spaces on a first-come, first-served basis. In practice, residents cooperate by double parking and moving vehicles as required to allow access.

**TENURE**

Ground Rent: The ground rent is a nominal peppercorn per annum.

Tenure: Leasehold – residual of a 999-year lease from 1st October 2006.

Service Charge: The current service charge for 2026 is £165 per month.

Pets: Permitted.

Residential Letting: Permitted.


Holiday letting: The lease confirms that the property is not to be used for any trade or business purposes. Holiday letting is permitted by the management company and flats in the block are holiday lets, the lease wording however should be checked with your solicitor if you are buying as a business.

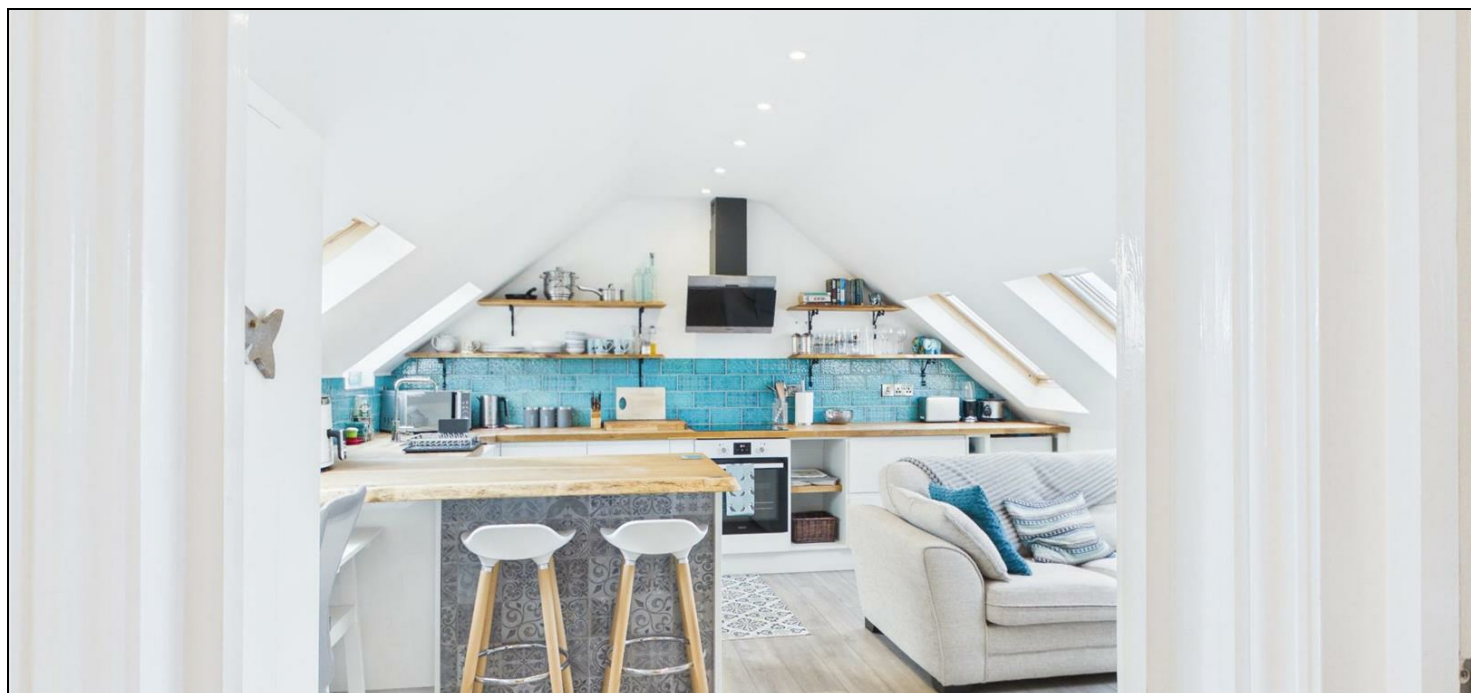
**COUNCIL TAX**

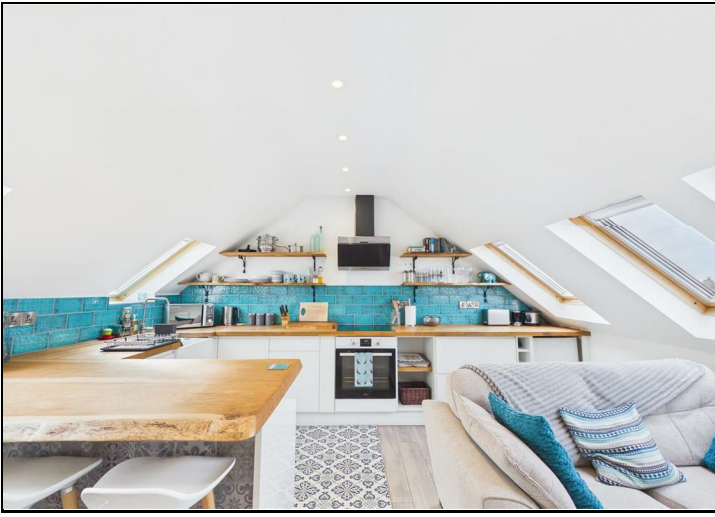
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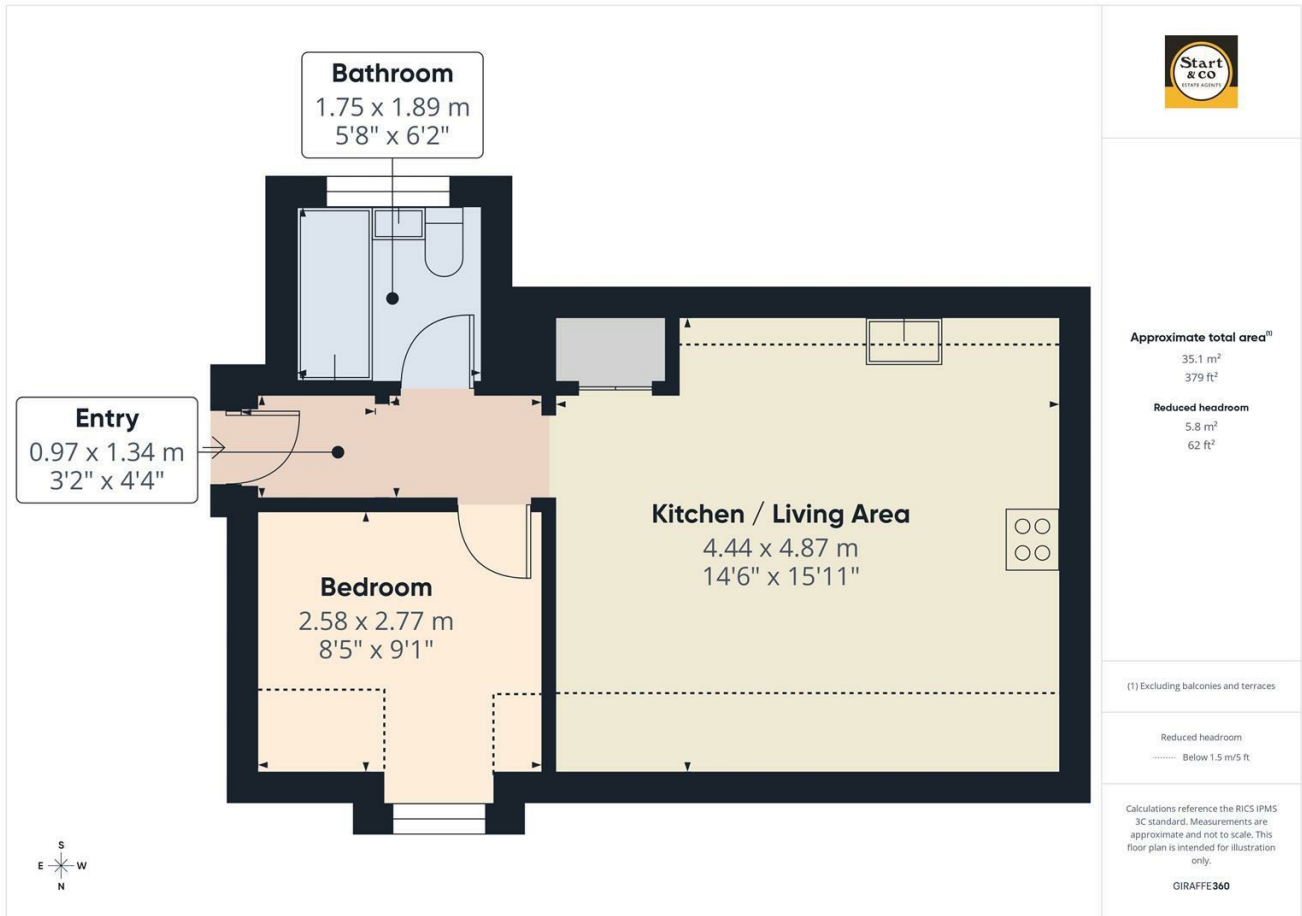
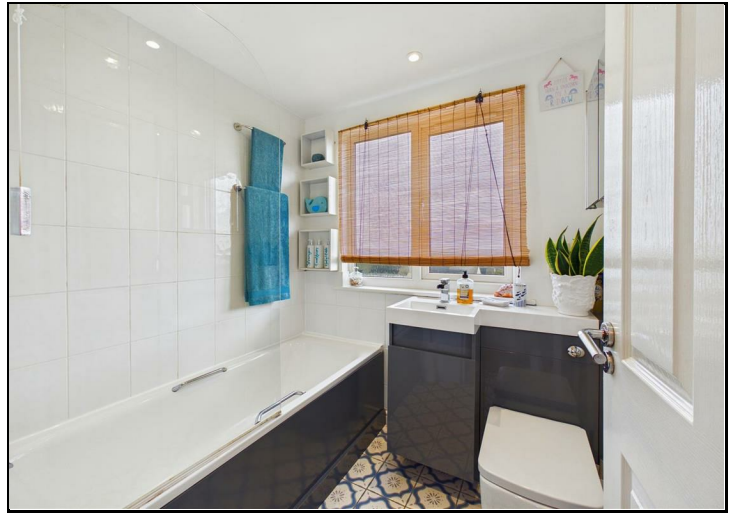
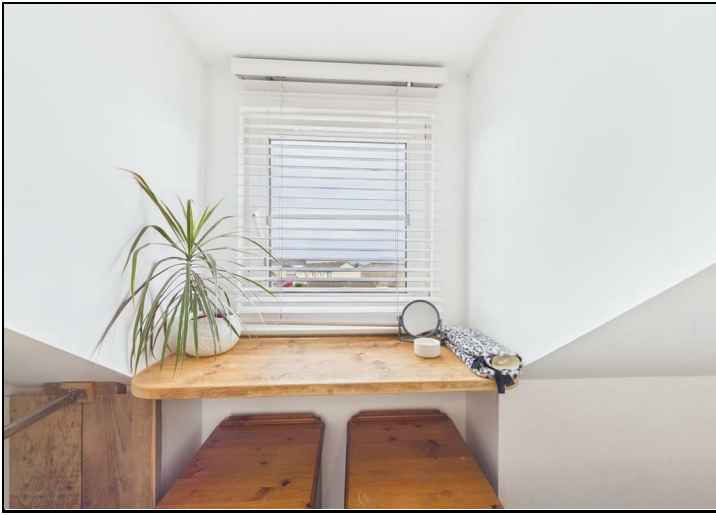
**SERVICES**

All Mains

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







# Start & co

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