

## 8 Attenborrow Court, Alexandra Road, Newquay, Cornwall, TR7 3RU



**FANTASTIC SEA VIEWS | ALLOCATED PARKING | Fully refurbished top floor 2 bedroom apartment with enviable, uninterrupted views over Porth Beach and towards the North Cornish Coast. Offered for sale with NO ONWARD CHAIN**

- Second floor 2 bedroom apartment
- Allocated parking space in communal car park
- Lounge with bay window
- Presented in excellent condition, refurbished throughout
- Small balcony enjoying views
- Ideal permanent home or holiday bolthole
- Panoramic views over Porth beach, Porth Island and the coast
- uPVC double glazing and electric heating
- Vacant possession - no onward chain

**Reduced To £285,000 Leasehold - Share of Freehold**

Located in the extremely popular Porth area, this delightful two-bedroom apartment on Alexandra Road is presented in pristine condition, having been fully modernised throughout. One of the standout features of this property is the breath-taking sea views over Porth beach, which can be enjoyed from the open plan living area, leading to a small private balcony.

The apartment features two well-proportioned bedrooms, as well as an updated shower room.

Additionally, the apartment comes with an allocated parking space, a valuable asset in such a sought-after coastal location.

A stones throw from Porth beach as well as a short distance from Newquay town centre, this apartment is equally suitable as either a permanent home or a holiday retreat by the coast.

**PETS**

Pets are not permitted within the block.

**TENURE**

Leasehold 999 years from 2001. Ground rent and service charge £100pcm. Each owner has a 10th share of the freehold.

**STORAGE AREA**

Small lockable storage cupboard in communal area.

**SERVICES**

Mains electricity, water and drainage.

**COUNCIL TAX**

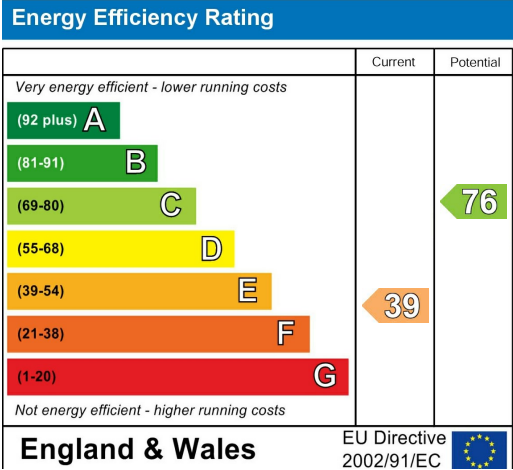
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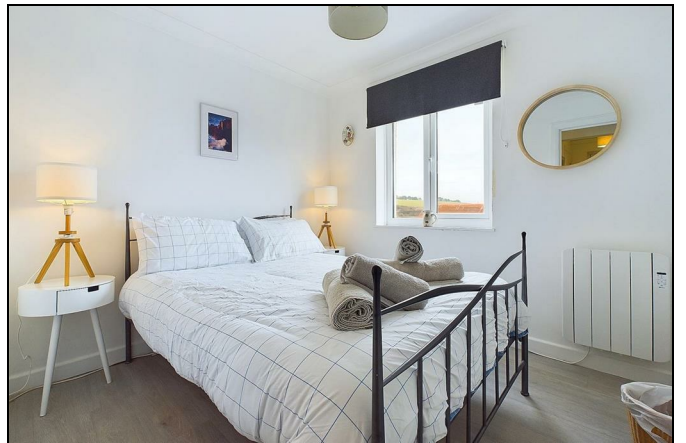
**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 51 Mbs

Mobile coverage: Limited/none

(Source: OFCOM)







**Approximate total area<sup>18</sup>**

50.85 m<sup>2</sup>  
547.35 ft<sup>2</sup>

**Balconies and terraces**

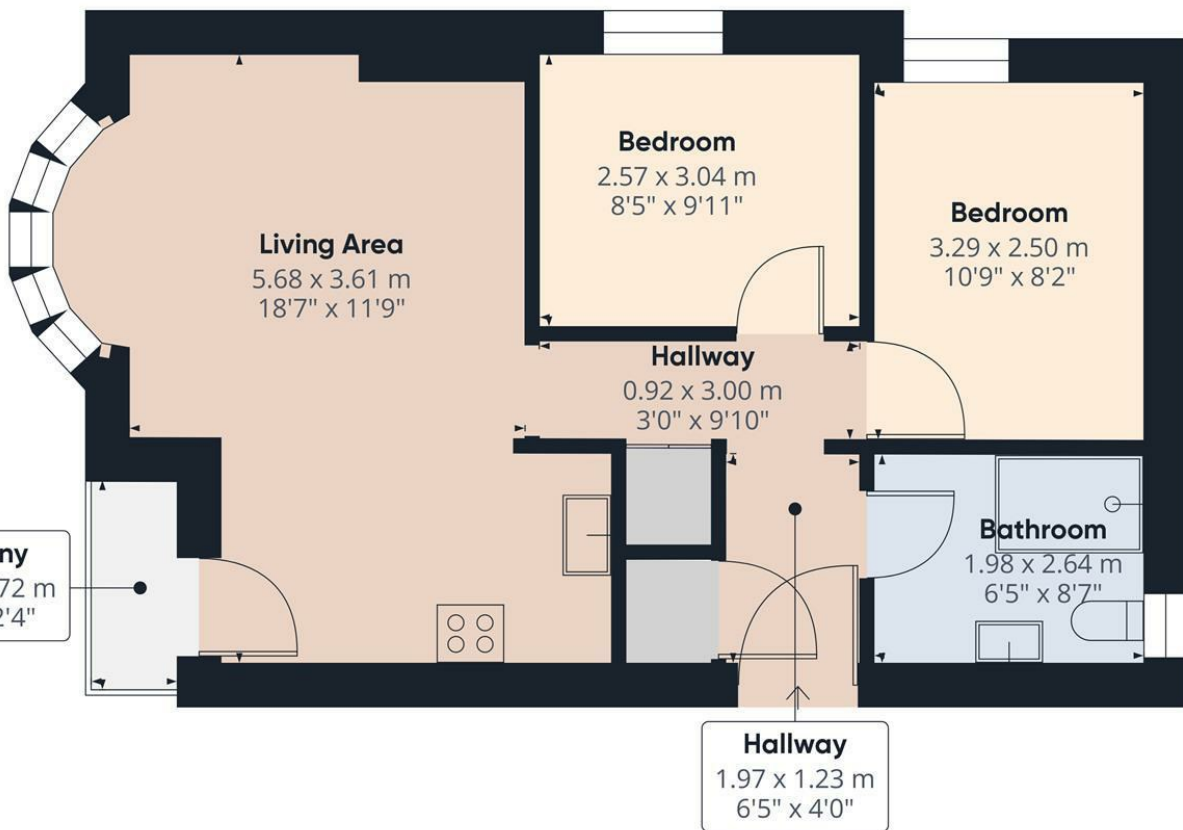
1.42 m<sup>2</sup>  
15.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



# Start & co

THE NEWQUAY ESTATE AGENT  
www.starts.co.uk

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
sales@starts.co.uk