



NEWQUAY
PROPERTY
CENTRE



7 Chester Court, Newquay, Cornwall, TR7 2SB

A LOVELY SECOND FLOOR APARTMENT IN THE HIGHLY DESIRABLE LOCATION OF CHESTER ROAD NEXT TO DAILY SHOPS. TWO DOUBLE BEDROOMS, TWO BALCONIES, BRIGHT AND AIRY THROUGHOUT, MODERN GAS CENTRAL HEATING, ALLOCATED PARKING AND PRETTY FRONT AND REAR VIEWS – NO CHAIN.

£195,000
Leasehold

our ref: CNN10247

KEY FEATURES



2

- SPACIOUS TOP FLOOR APRTMENT
- TWO DOUBLE BEDROOMS
- LOVELY FRONT AND REAR VIEWS
- SPACIOUS LIGHT-FILLED INTERIOR
- LARGE SHELTERED FRONT BALCONY
- PRIVATE MAIN BEDROOM BALCONY



1

- NEUTRALLY DECORATED THROUGHOUT



1

- GAS-FIRED CENTRAL HEATING
- BEAUTIFUL COMMUNAL GARDENS
- ALLOCATED OFF STREET PARKING

Energy rating (EPC) **C**

Council tax band: **B**

SUMMARY

Welcome to 7 Chester Court, a delightful second-floor apartment nestled in one of Newquay's most sought-after and convenient locations.

Situated on Chester Road, this modern purpose-built development enjoys proximity to a variety of daily shops within a secondary shopping complex, making day-to-day living effortless. Newquay's vibrant town centre, the picturesque Trenance Park, and several popular beaches are all just a short and pleasant stroll away.

Set back and elevated, 7 Chester Court offers a second-floor vantage point with lovely views to both the front and rear. The light and airy interior features a spacious hallway that provides seamless access throughout the apartment. The kitchen is a good size, equipped with a neat, slightly older range of fitted units, and offers rear aspect views over the Sport Centre playing fields. The lounge/diner is generously proportioned with ample room for living and dining furniture, and it opens onto a large front sheltered balcony through patio doors. This balcony, which provides views over the communal gardens and distant views towards the park and viaduct, is shared with one of the bedrooms,



which also has patio doors leading onto it. The main bedroom at the rear of the apartment boasts its own private balcony with beautiful views. The bathroom, like the kitchen, is neat and functional with a slightly older suite, including a shower over the bath.

The apartment is neutrally decorated with modern carpets, double-glazed windows, and gas-fired central heating. It is sold with vacant possession and no onward chain, making it an excellent first purchase, letting investment, or full-time home. External stairs provide access to all floors, and a sheltered walkway leads to the respective apartments, ensuring number 7 has its own front door with no shared hallways.

There is a communal car park with an allocated space for the apartment, along with visitor spaces, a drying area, and a bin store. The garden areas are a standout highlight of the development, featuring a beautiful central pond and patio, offering a private, sunny, and enclosed space perfect for residents to relax.

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THE LEASE:

Length of Lease: 999 Years

Lease Start Date: Circa Late 1980's

Ground rent: £80.00 per year

Service charge & Info: £405 Per Quarter

Freeholder: Graham Talling

Management Company: Envoy Management

Residential letting: Yes

Holiday letting: Yes: Confirmed verbally by Vendor only

Pets: Yes, with Landlords consent Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Allocated x1 Space Heating and hot water: Gas Central Heating for both

Accessibility: 2nd Floor Apartment with stairs

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hall

12' 9" x 3' 8" (3.88m x 1.12m)

Kitchen

8' 8" x 7' 4" (2.64m x 2.23m)

Lounge/Diner

15' 0" x 11' 6" (4.57m x 3.50m) L-Shaped Max Measurements

Balcony 1

23' 0" x 3' 10" (7.01m x 1.17m)

Bedroom 1

11' 0" x 8' 9" (3.35m x 2.66m)

Bedroom 2

11' 0" x 7' 8" (3.35m x 2.34m)

Balcony 2

11' 0" x 3' 9" (3.35m x 1.14m)

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

GROUND FLOOR



LIKE TO KNOW MORE?

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