



NEWQUAY
PROPERTY
CENTRE



21 Galleon Court, Newquay, Cornwall, TR7 2AU

AN IMMACULATELY PRESENTED TWO BEDROOM MAISONETTE APARTMENT WITH SUN TRAP BALCONY AND STUNNING ESTUARY AND HILLSIDE VIEWS. OFF STREET PARKING AND GARAGE IN A POPULAR DEVELOPMENT CLOSE TO NEWQUAY TOWN AND BEACHES. CHAIN FREE!

£245,000
Leasehold

our ref: CNN8766

KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **B**

- SPACIOUS MAISONETTE
- SOUTH FACING BALCONY
- STUNNING RIVER AND COUNTRY VIEWS
- GARAGE AND PARKING
- MODERN KITCHEN
- PART NEW UPVC WINDOWS AND DOORS
- SHORT WALK TO TOWN
- NO ONGOING CHAIN
- UPPER FLOOR VANTAGE
- POPULAR DEVELOPMENT

SUMMARY

Galleon Court is a modern and sought-after development of apartments and maisonettes located on the southern side of Newquay. This residence offers direct and breathtaking water views over the stunning River Gannel and the surrounding countryside. The property is positioned on the second floor, featuring a "sun trap" balcony and two-bedroom accommodation.

Upon entering through a private entrance, a hallway supplies access to the first floor stairs, kitchen and lounge. The kitchen has been upgraded with contemporary wood grain effect shaker-style units, an integrated oven, hob, and extractor fan, along with space for additional white goods. A unique porthole-style opening provides a view into the living area, which is an open-plan space featuring patio doors that lead to the south-facing balcony, where one can enjoy the remarkable views. The living area also includes a large, fitted storage cupboard.



On the first-floor landing, there is loft access and two bedrooms. The master bedroom faces the scenic views, while the second bedroom boasts its own private balcony. The bathroom has been modernized with a sleek white suite, tiling, and a shower over the bath. Throughout the property, there is UPVC double glazing and night storage heating. Externally, the property includes a private garage with mains power connected and a parking space for 2 in front. Galleon Court also offers communal grounds, gardens, and drying areas for residents, along with additional street parking on the neighbouring road. The beautiful Gannel Estuary is directly opposite, providing stunning walks and picturesque scenery. Other popular recreational facilities are nearby, and the town centre is within a short walking distance.

This property is ideal as a second home, buy-to-let investment, or first purchase. Viewing is essential, and there is no ongoing chain.

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THE LEASE.

Length of lease: 125 years

Lease started: 1981

Ground rent: Included in Service Charge

Service charge £100 pcm, inc Ground Rent

Freeholder: Lakeside Development LTD

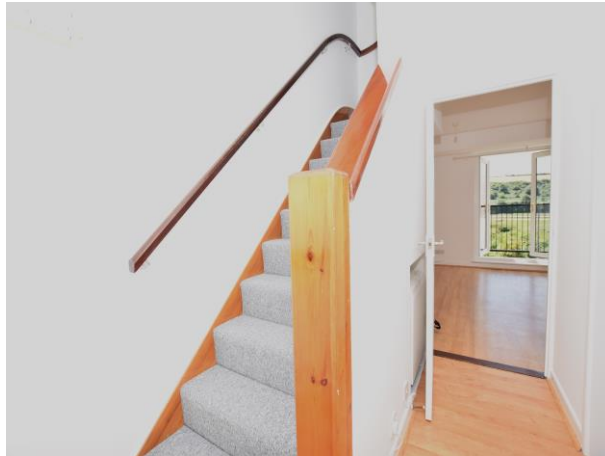
Management company: Galleon RTM

Residential Letting: Yes

Holiday Letting: No

Pets: Yes

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: Mains Electrics, Water & Drainage. No Gas

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

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

Parking: Garage and Parking

Heating and hot water: Electric for both

Accessibility: Stairs to Front Door.

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Entrance Hall & Stairs

9' 1" x 5' 1" (2.77m x 1.55m)

Kitchen

9' 0" x 6' 0" (2.74m x 1.83m)

Lounge

12' 0" x 12' 1" (3.65m x 3.68m)

Balcony

First Floor Landing

Bedroom 1

14' 0" x 12' 3" (4.26m x 3.73m) L-Shaped max measurements

Bedroom 2

10' 1" x 6' 0" (3.07m x 1.83m)

Bathroom

7' 0" x 5' 1" (2.13m x 1.55m)

LIKE TO KNOW MORE?

 01637 875 161

 info@newquaypropertycentre.co.uk

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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