



## Bombora, 128, Mount Wise, Newquay, Cornwall, TR7 1QP

A BRAND-NEW LUXURY APARTMENT IN A SMART DEVELOPMENT OF ONLY THREE. CENTRALLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN AND FISTRAL BEACH. GORGEOUS CONTEMPORARY ACCOMMODATION, TWO DOUBLE BEDROOMS, STUNNING OPEN PLAN LIVING, SMALL PRIVATE COURTYARD, PARKING FOR TWO AND NO CHAIN.

£255,000  
Leasehold

our ref: CNN10400

# KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **C**

- NEWLY CONVERTED LUXURY COASTAL APARTMENT
- NEAR TO TOWN AMENITIES AND POPULAR BEACHES
- 27FT OPEN PLAN KITCHEN/DINER/LIVING ROOM
- STUNNING “ON TREND” FITTED KITCHEN WITH BREAKFAST BAR
- OPULENT BATHROOM WITH DOUBLE SHOWER
- SMALL PRIVATE COURTYARD WITH OUTDOOR SHOWER
- TWO GREAT SIZE DOUBLE BEDROOMS
- TANDEM OFF-STREET PARKING FOR TWO
- PRIVATE EXCLUSIVE ENTRANCE AT REAR OF DEVELOPMENT
- PERFECT HOME OR INVESTMENT. NO CHAIN!

## SUMMARY

Nestled on the quieter, upper side of Newquay's town centre on Mount Wise, Bombora offers a blend of convenience and coastal charm. A short, pleasant walk will take you to some of Newquay's most sought-after beaches, including the iconic Fistral Beach. You'll also find yourself close to the town's high street, with its trendy bars, boutique shops, and fine dining options.

This newly developed ground-floor apartment, part of a beautifully converted Victorian building, consists of only three luxurious residences. Bombora is set privately at the rear of the development, featuring its own parking for two cars, a private entrance, and a small courtyard – ideal for alfresco dining. Its secluded position makes it an attractive option not only for first-time buyers but also for retirees, holiday let investors, and those seeking a stylish coastal retreat.

The apartment offers an allocated tandem parking space and a gravel path that leads to the courtyard, which boasts rooftop sea views over Newquay Bay. An outdoor shower is a thoughtful touch for rinsing off after a day at the beach.

Inside, the property reveals a stunning open-plan kitchen, dining, and living area. Spanning over 27 feet at its longest points, the space is flooded with natural light from a vaulted roof lantern. The kitchen is fitted with sleek navy shaker units,



brushed brass handles, and oak-effect worktops, including a sociable breakfast bar. Integrated appliances include an oven and induction hob, with additional space for white goods. The living area is spacious yet cosy, thanks to an inset log burner.

Both bedrooms are generous doubles. The front bedroom features a tall box bay window and an ornate period fireplace, while the rear bedroom enjoys scenic rooftop views over the bay. The luxurious bathroom is equipped with not only a bath but also a large double shower, with navy-blue accent tiles creating a seamless flow from the kitchen's design.

As expected from a newly converted property, all internal fittings have been upgraded, including UPVC double glazing, gas central heating, Karndean flooring in the living areas, and plush grey carpets in the bedrooms. The apartment is also equipped with modern conveniences like Cat 5 wiring and USB sockets.

Every detail of Bombora has been carefully considered and executed to the highest standard. This property truly offers the perfect blend of modern comfort and coastal living – book your viewing without delay!

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## THE LEASE:

Length of Lease: Brand new long lease currently being written.

Lease Start Date: 2024

Ground rent: TBC, but expected to be minimal

Service charge & Info: £854 per annum, Incl Buildings Insurance

Freeholder: Mr M Whitrow-Coates

Management Company: Mr M Whitrow-Coates

Residential letting: Yes

Holiday letting: Yes

Pets: Yes, with prior consent from landlord.



## ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Tandem Double Space

Heating and hot water: Gas Central Heating for both

Planning: Speak to Agent regarding plans for rear dwelling

Accessibility: Ground Floor Apartment with stepped entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance into

## Open plan

### Lounge/Diner/Kitchen

27' 5" x 14' 2" (8.35m x 4.31m) Max Measurements

## Living area

14' 2" x 13' 6" (4.31m x 4.11m) Max Measurements inc stairs

## Kitchen area

15' 2" x 11' 3" (4.62m x 3.43m) Max Measurements

## Bath/Shower Room

11' 9" x 5' 4" (3.58m x 1.62m)

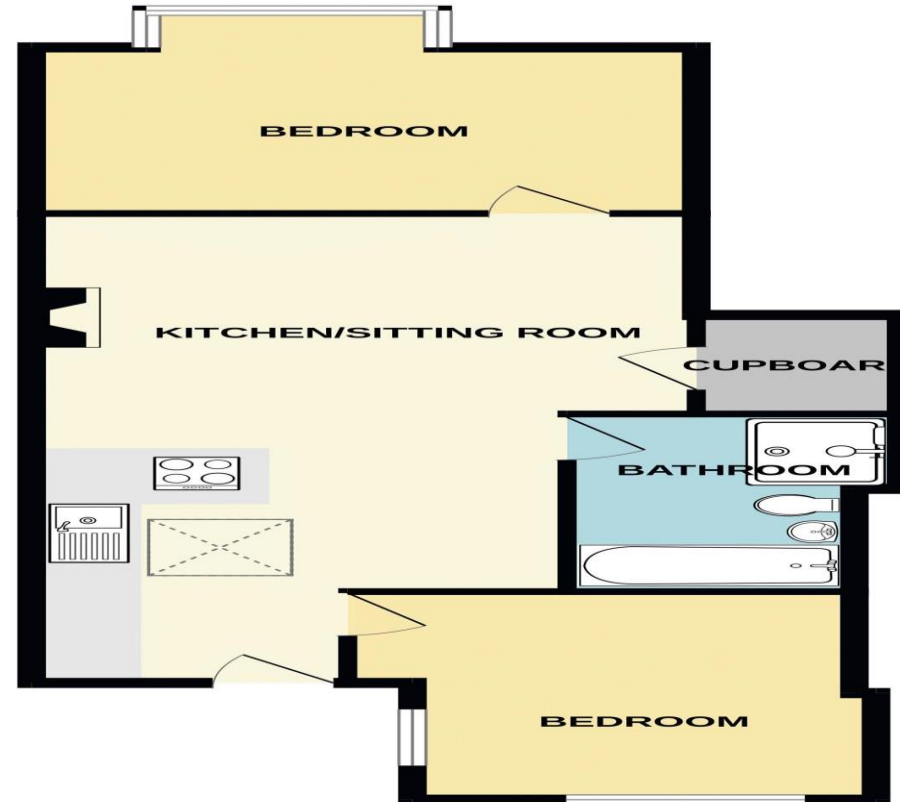
## Bedroom 1

13' 8" x 11' 10" (4.16m x 3.60m)

## Bedroom 2

12' 1" x 9' 6" (3.68m x 2.89m)

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

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