



## 5 Chi Tennyson, Plen Tennyson, Nansledan, Newquay, Cornwall, TR8 4GL

A BRIGHT AND SPACIOUS SECOND FLOOR APARTMENT WITH IMMACULATE ACCOMMODATION TO INCLUDE TWO DOUBLE BEDROOMS, FULLY EQUIPPED KITCHEN/DINER, BEAUTIFULLY TILED BATHROOM, SEPARATE LIVING ROOM AND ALLOCATED OFF STREET PARKING. LOCATED IN THE HEART OF NANSLEDAN CLOSE TO DAILY AMENITIES.

£200,000  
Leasehold

our ref: CNN10193

## KEY FEATURES



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- MODERN SECOND-FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- STUNNING KITCHEN/DINER
- LIGHT-FILLED COSY LIVING ROOM
- BEAUTIFULLY TILED BATHROOM
- SPACIOUS HALLWAY WITH STORAGE AND INTERCOM
- ALLOCATED OFF-STREET PARKING
- IDEAL FIRST PURCHASE OR BUY-TO-LET INVESTMENT
- CLOSE TO NANSLEDAN'S GROWING RANGE OF AMENITIES
- GAS CENTRAL HEATING AND DOUBLE GLAZED THROUGHOUT



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Energy rating (EPC) **B**

Council tax band: **A**

## SUMMARY

Welcome to 5 Chi Tennyson, an immaculate second-floor apartment nestled in the heart of the highly sought-after Nansledan development, Newquay. Designed with a vision of sustainability and community by The Duchy of Cornwall, Nansledan is a flourishing neighbourhood known for its friendly atmosphere, growing range of amenities, and easy access to parks and schools.

Perfect for first-time buyers or astute buy to let investors, this beautifully maintained apartment offers a bright and spacious living environment. Upon entering through the secure communal entrance with intercom, you'll ascend to the second-floor vantage point, where distant sea views create a tranquil backdrop. The hallway features smart storage solutions and provides access to all areas of the home.

The light-filled living room boasts two large windows, offering plenty of space for relaxation and entertaining. The standout kitchen/diner is a true highlight, with dual-aspect windows that frame picturesque views. The kitchen is tastefully fitted with matte white cabinetry, some integrated appliances, and ample space for a large dining table- perfect for hosting.



Both bedrooms are generously sized doubles, with one enjoying a scenic view. The bathroom is modern and stylish, featuring a beautifully tiled white suite.

Additional features include double-glazed windows, gas-fired central heating, and neutral decor throughout. Outside, there's a private, allocated parking space, along with dedicated bike and bin storage for the apartment residents.

Don't miss your chance to own this fantastic apartment in one of Newquay's most desirable locations!

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Length of Lease: 125 years

Lease Start Date: 2017

Service charge, Ground rent and Buildings Insurance: £95 pcm

Freeholder: TBC

Management Company: Live West

Residential letting: Yes

Holiday letting: No

Pets: Yes, with prior consent from Freeholder

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

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

Parking: Allocated space

Heating and hot water: Gas Central Heating for both

Accessibility: Second Floor Apartment with stairs to all floors. No lift.

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.

## L-Shaped Hallway

12' 8" x 6' 9" (3.86m x 2.06m)

## Lounge

13' 3" x 10' 3" (4.04m x 3.12m)

## Kitchen

18' 5" x 9' 5" (5.61m x 2.87m)

## Bedroom 1

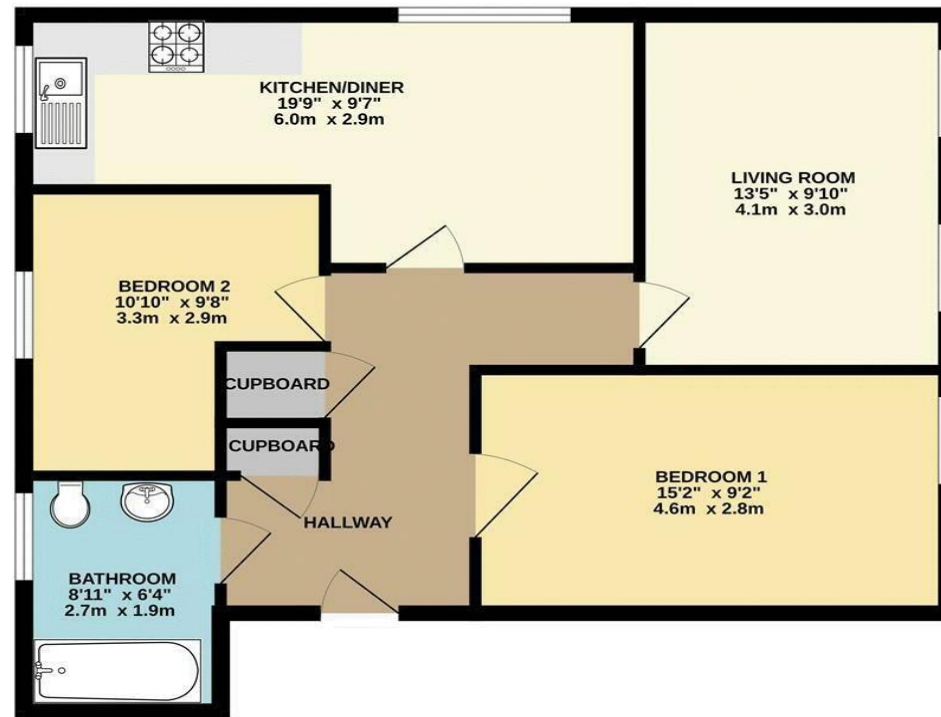
15' 2" x 9' 0" (4.62m x 2.74m)

## Bedroom 2

10' 9" x 9' 6" (3.27m x 2.89m)

## Bathroom

8' 8" x 6' 0" (2.64m x 1.83m)



## LIKE TO KNOW MORE?

📞 01637 875 161

✉️ [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)

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TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.  
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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