



## Flat 2 Coastal Views, Mount Wise, Newquay, Cornwall, TR7 2BE

A SUPERB GROUND FLOOR GARDEN APARTMENT WITH SPACIOUS, MODERN ACCOMMODATION INCLUDING TWO DOUBLE BEDROOMS, OPEN PLAN LIVING SPACE, TANDEM DOUBLE DRIVEWAY, AND INCREDIBLE LARGE PRIVATE PATIO GARDEN. VERY CLOSE TO TOWN AND BEACHES - NO CHAIN.

£199,950  
Leasehold

our ref: CNN9029

# KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **B**

- VERY MODERN APARTMENT
- SHORT WALK TO TOWN AND POPULAR BEACHES
- SUPERB PRIVATE PATIO GARDEN
- TANDEM DOUBLE DRIVEWAY PARKING
- CONTEMPORARY OPEN PLAN LIVING SPACE
- MODERN KITCHEN WITH APPLIANCES
- FULLY TILED MODERN BATH SUITE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- IDEAL HOME OR INVESTMENT
- VACANT AND NO ONGOING CHAIN

## SUMMARY

Coastal Views as the name suggests is situated on the top side of Newquay town centre on Mount Wise which overlooks Newquay Bay. From the property it is a short walk into the town centre where you will find a great range of daily amenities and easy access to many of the popular beaches within Newquay Bay, making this a superb, central, convenient location and a great property to live in or rent out.

Coastal Views is a modern development of only six apartments sold with the remainder of a 999 year fully residential lease and a one sixth share of the freehold. This is the first time apartment two has been offered for sale since it was built. A fantastic, modern, ground floor apartment with the added feature of its own private patio garden space. In addition to this it also has a tandem length double parking bay. This property is absolutely fantastic. Sold with vacant possession and no ongoing chain.

Approaching Coastal Views from the rear there is the resident's carpark where this property has a tandem length bay providing off street parking for two. As you approach the building there are a few steps down to a communal patio area with drying facilities and bike store. A sheltered entrance with intercom and individual post boxes leads into the main hallway of the development.

The property is conveniently situated on the ground floor, from the entrance there is access into a spacious hallway with useful storage including a fantastic utility cupboard. Within the utility cupboard there is a gas fired combi style boiler for hot water and central heating



throughout as well as full plumbing for a washing machine. All of the property's accommodation filters off from the hallway.

The property has just been freshly decorated with brand new carpets and is in immaculate move in ready condition. The main living space is a fantastic open plan lounge/diner/kitchen, a very modern space, flooded with light from windows and patio doors looking out onto the patio.

The dining area has ample space for a large table and leads out to the courtyard through patio doors. The kitchen has a modern range of matte finish units with stone effect work surfaces and modern tiled splash backs. There is an integrated oven, hob, extractor, and fridge/freezer.

The private terrace enjoys an elevated vantage looking over onto Mount Wise and down towards the town centre. A great space to relax and watch the world go by with more than enough room for patio furniture.

The apartment has two good sized double bedrooms both positioned to the rear and a fully fitted modern white bathroom suite with fully tiled walls and floors and shower over the bath.

In addition to the gas fired central heating there is UPVC double glazing and the majority of the windows have high quality "perfect fit" blinds. Immaculate order throughout, freshly decorated, and ready for immediate sale. No ongoing chain.

THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2021

Ground rent: N/A

Ground rent review period: N/A

Service charge & Info: £700 per annum including insurance

Freeholder: Share of Freehold

Management Company: Coastal View Management Company

Residential letting: Yes

Holiday letting: No

Pets: Yes – with prior consent from Landlord

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: Tandem double-parking space

Heating and hot water: Gas Central Heating for both

Accessibility: Ground Floor Apartment

Mining: Standard searches include a Mining Search.

# FLOORPLAN & DIMENSIONS

All measurements are approximate

## Entrance Hall

20' 1" x 6' 11" (6.12m x 2.11m)

Utility Cupboard

## Open Plan

Lounge/Diner/Kitchen

16' 0" x 14' 1" (4.87m x 4.29m)

## Bedroom One

12' 10" x 7' 7" (3.91m x 2.31m)

## Bedroom Two

10' 4" x 8' 11" (3.15m x 2.72m)

## Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Allocated Tandem Double Parking Bay

Private Patio Gardens

Council Tax Band: B

GROUND FLOOR



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