



NEWQUAY
PROPERTY
CENTRE



11 Crest Court, The Crescent, Newquay, Cornwall, TR7 1FG

A STUNNING WATERSIDE FIRST FLOOR LUXURY APARTMENT WITH UNINTERRUPTED SEA AND COAST VIEWS OVER TOWAN BEACH, NEWQUAY HARBOUR AND THE ICONIC ISLAND. TWO DOUBLE BEDROOMS, TWO BATHROOMS, AND A WOW FACTOR 30FT OPEN PLAN LIVING AREA.

£270,000
Leasehold

our ref: CNN9229

KEY FEATURES



2



1



2

Energy rating (EPC) **B**

Council tax band: **D**

- LUXURY COASTAL APARTMENT
- PANORAMIC SEA VIEWS
- 30FT OPEN PLAN LIVING SPACE
- MASTER ENSUITE
- TWO BEDROOMS IN TOTAL
- DIRECTLY OPPOSITE FROM TOWAN BEACH
- SUPER CENTRAL LOCATION
- IDEAL LUCRATIVE HOLIDAY LET
- NO ONGOING CHAIN
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE

SUMMARY

Crest Court is one of the most centrally located coastal locations within Newquay, enjoying direct and open views over the gorgeous Towan beach.

Towan beach is a firm family favourite, always popular regardless of season, famed for its position between Newquay's picturesque working fishing harbour and the iconic Towan Island. The beach has great on site amenities, blue flagged bathing waters and seasonal life guard cover. From Crest Court you can literally cross over the road, walk down the steps and you are on the beach!

Equally as easy to reach is the town centre, a short stroll up The Crescent brings you onto the main high street in literally a minute or two. The bustling town centre has regenerated itself in recent years with an explosion of trendy, independent retailers and well regarded national chain outlets. There is still a busy nightlife, however, Crest Court is set back from the hub and bub meaning its easy to reach but tucked away all at the same time.

One of the crowing jewels of Newquay is the recently regenerated Killacourt, a gorgeous life long recreational space for the community of Newquay and its visitors. Having undergone a multimillion pound regeneration it is now a brilliant social destination with a large expanse of green recreational space, various independent stalls and traders, and a gorgeous band stand hosting numerous events throughout the year, which is another wonderful facility right on your doorstep from Crest Court.

Owning a home on The Crescent and within Crest Court means you have the best of everything, gorgeous sea views, convenient access to amenities, and the perfect destination to live, rent, or holiday.

This delightful first floor luxury style apartment has quality, contemporary accommodation which includes two great sized double bedrooms, the largest of which with a beautiful ensuite as well as a wow factor 30ft open plan lounge/diner/kitchen. Additionally, there is a great sized bathroom, useful utility cupboard, large inviting hallway, but best of all simply the most wonderful sea and coast views over the gorgeous Towan beach, Newquay harbour and the iconic island, with distant views all the way down the north cornish coastline towards Trevose lighthouse. The views from this apartment, particularly from this vantage are world class and absolutely breath taking.



Most recently operating as a highly successful holiday let, the property is sold with no ongoing chain.

Crest Court is a modern development constructed within the last 15 years that has good onsite amenities including communal patio courtyard gardens and an on site laundry room. Its position in central Newquay next to the bay is absolutely fantastic with everything on your doorstep as well as the recently regenerated community recreational space the Killacourt.

Entering into the main building through a secure entrance with telephone intercom there is a small walkway leading through to a rear door that takes you out to an outer courtyard with stairs rising to the first floor. The landing in which number 11 is shared with only one other apartment. Entering into the apartment, a large, and inviting hallway has fitted storage and gorgeous oak flooring which is continued into the main living space.

The living space looks to the front with large bay windows taking in the very best of the gorgeous views, a fantastic open plan room with ample space for living and dining furniture with a neat, modern kitchen fitted towards the rear. The kitchen has white units, coordinating work surfaces and a full complement of integrated appliances.

The master bedroom also shares the gorgeous view and has a wardrobe recess as well as a quality tiled double shower ensuite. The beautiful fittings within the ensuite are mirrored within the main bathroom which also benefits from a shower over the bath.

The second bedroom is a great size double positioned to the rear and usefully there is a large utility cupboard with plumbing connected.

The property has high quality aluminium style double glazed windows as well as electric underfloor heating throughout.

Agent's notes: Preliminary property details, awaiting Vendor verification.

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THE LEASE:

Length of Lease: 125 Years

Lease Start Date: 2018

Ground rent: £250 per Year

Ground rent review period: Annually

Service charge & Info: £3829 Per Year. Includes Underfloor Heating

Freeholder: Grangeford Asset Management

Management Company: Silverkey Property Management

Residential letting: Yes

Holiday letting: Yes

Pets: Yes (with 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: Available. For Type and Speed please refer to Openreach website

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

Parking: No Parking

Heating and hot water: Gas Central Heating for both (underfloor)

Accessibility: First Floor Apartment with stairs and lift



FLOORPLAN & DIMENSIONS

All measurements are approximate

Hallway
17' 10" x 9' 4" (5.43m x 2.84m)

Open Plan Lounge/Diner/Kitchen
30' 0" x 15' 0" (9.14m x 4.57m)

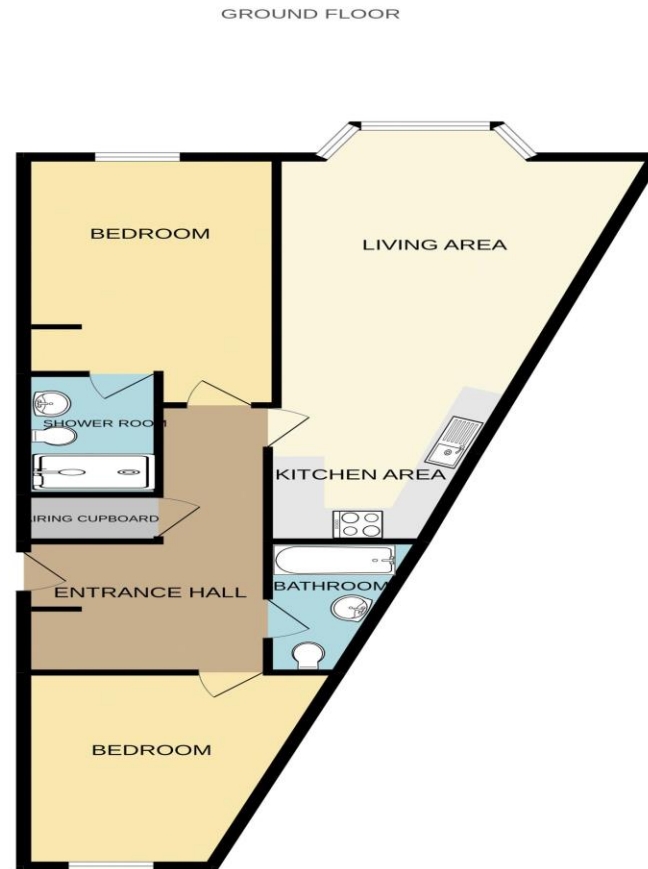
Master Bedroom Ensuite
13' 11" x 9' 5" (4.24m x 2.87m)

Ensuite
7' 10" x 5' 4" (2.39m x 1.62m)

Bedroom Two
12' 10" x 12' 5" (3.91m x 3.78m)

Bathroom
8' 4" x 7' 3" (2.54m x 2.21m)

Utility Cupboard
5' 3" x 2' 10" (1.60m x 0.86m)



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