



5 Kings Apartments, Lane, Newquay, Cornwall, TR8 4QB

A STUNNING FIRST FLOOR LUXURY APARTMENT. SPACIOUS ACCOMMODATION TO INCLUDE A CONTEMPORARY 20FT OPEN PLAN LIVING/KITCHEN, ONE KING-SIZE BEDROOM AND A BEAUTIFUL FULLY FITTED BATHROOM. NEW IN 2023, IMMACULATE CONDITION THROUGHOUT, ALLOCATED OFF STREET PARKING AND NO ONWARD CHAIN.

£185,000
Leasehold

our ref: CNN10573

KEY FEATURES



1

- BRAND NEW DEVELOPMENT IN 2023
- STUNNING FIRST FLOOR APARTMENT



1

- SPACIOUS OPEN-PLAN LOUNGE/DINER/KITCHEN
- CONTEMPORARY MATTE GREY KITCHEN WITH APPLIANCES
- BRIGHT FLOOR-TO-CEILING WINDOWS
- ONE KING-SIZE BEDROOM



1

- FULLY TILED STYLISH BATHROOM WITH OVERHEAD SHOWER

Energy rating (EPC) **B**

Council tax band: **A**

- PRIVATE ALLOCATED PARKING SPACE & COMMUNAL STORE
- SECURE KEYPAD ENTRY SYSTEM
- NO ONWARD CHAIN – MOVE IN IMMEDIATELY

SUMMARY

Introducing a stunning one-bedroom luxury apartment in the newly built (2023) Kings Apartments, located in Lane, Newquay. This modern, purpose-built development offers a perfect blend of style and practicality, conveniently situated on the edge of town and close to essential amenities. Apartment 5, positioned on the first floor, is an immaculately maintained and spacious home, ideal for first-time buyers or investors.

As you step inside, a welcoming hallway leads into the apartment, featuring wood-effect laminate flooring throughout and a large cupboard that provides useful storage and functions as a utility space with plumbing for a washing machine. The open-plan living area is bright and airy, with a contemporary lounge, dining, and kitchen space. The kitchen is fitted with sleek matte grey units and high-end integrated appliances, including an oven, induction hob, extractor, fridge/freezer, and dishwasher. The space is enhanced by floor-to-ceiling windows that allow natural light to flood in, making it feel even more spacious.



The bedroom is generously sized, continuing the modern design with large windows that mirror those in the living area. It comfortably accommodates a king-size bed and features a handy wardrobe recess. The stylish bathroom is fully tiled, offering a modern white three-piece suite with a bath and overhead shower.

The apartment benefits from UPVC double glazing, gas-fired central heating, and an allocated parking space in the secure private rear car park. Residents also have access to a large communal storage room, perfect for storing bikes or surfboards, as well as a well-maintained bin store. The building is secured by keypad entry doors at both the front and rear, ensuring peace of mind.

This beautiful apartment is sold with no onward chain, making it a hassle-free move for its next owner. Combining contemporary design, prime location, and convenience, it is an excellent opportunity for those looking for a ready-to-go home or investment.

FIND ME USING WHAT3WORDS: [clutches.blog.remaking](https://www.what3words.com/clutches.blog.remaking)

THE LEASE:

Length of Lease: 999 Years

Lease Start Date: 2023

Service charge & Info: £1500 per year

Freeholder: Project Development South West Ltd

Management Company: Silver Key Property Management

Residential letting: Yes

Holiday letting: Yes

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: All Mains Services

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

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

Parking: 1 x Allocated Space

Heating and hot water: Gas Central heating for both

Accessibility: First Floor Apartment with stairs. No Lift

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Hall

11' 4" x 3' 10" (3.45m x 1.17m)

Bathroom

7' 5" x 6' 1" (2.26m x 1.85m)

Bedroom

10' 4" x 9' 2" (3.15m x 2.79m) plus wardrobes

Open Plan

Lounge/Diner/Kitchen

20' 9" x 12' 9" (6.32m x 3.88m)



LIKE TO KNOW MORE?

☎ 01637 875 161

✉ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

Consumer Protection from Unfair Trading Regulations 2008: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).