



Apartment 5 Cribbar, Headland Road, Newquay, Cornwall, TR7 1HN

A WOW FACTOR LUXURY APARTMENT ON THE REVERED HEADLAND ROAD, NEXT TO FISTRAL BEACH. STUNNING TWO-BEDROOM DESIGN WITH MASTER ENSUITE, OPEN PLAN LIVING SPACES, SHELTERED BALCONY, INCREDIBLE COASTAL SEA VIEWS AND SECURE UNDERGROUND PARKING. IDEAL HOME OR LUCRATIVE LETTING PROPOSITION. NO ONWARD CHAIN.

£395,000
Leasehold

our ref: CNN10660

KEY FEATURES



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1



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Energy rating (EPC) **B**

Council tax band: **D**

- LUXURY COASTAL APARTMENT NEXT TO ICONIC FISTRAL BEACH
- EXCLUSIVE DEVELOPMENT OF ONLY FOURTEEN APARTMENTS
- BREATHTAKING ELEVATED VIEWS OF THE COASTLINE
- SPACIOUS OPEN-PLAN LOUNGE/KITCHEN/DINER WITH SHELTERED BALCONY
- TWO KING-SIZE BEDROOMS, BOTH ENJOYING COASTAL VIEWS
- MASTER SUITE WITH PRIVATE BALCONY AND WALK-THROUGH DRESSING ROOM
- HIGH-END FINISHES INCLUDING GRANITE WORKTOPS AND OAK FLOORING
- UNDERFLOOR HEATING AND DOUBLE-GLAZED ALUMINIUM WINDOWS
- SECURE UNDERGROUND PARKING WITH SURF STORAGE AND SHOWER

SUMMARY

Nestled on the prestigious Headland Road in Newquay, Apartment 5 Cribbar offers the epitome of luxury coastal living, perfectly positioned next to the iconic Fistril Beach. This exclusive development of just fourteen residences boasts an enviable elevated setting, providing breathtaking, far-reaching views of the coastline. Designed with contemporary elegance, this stunning apartment features two king-size bedrooms and a show-stopping open-plan lounge, diner, and kitchen. The living space is illuminated by large patio doors that open onto a sheltered balcony, where you can fully immerse yourself in the panoramic vistas.

The apartment's interior is equally impressive, beginning with a spacious hallway adorned with oak flooring, which flows seamlessly through much of the home. A state-of-the-art intercom system enhances convenience, while a separate utility room adds practicality. The sleek kitchen, fitted with a chic two-tone design, natural granite work surfaces, a breakfast bar, and integrated appliances, is a chef's dream and the ideal centrepiece for entertaining. Both king-size bedrooms enjoy stunning



views, with the master suite offering private access to a smaller balcony, a walk-through dressing area, and a luxurious double-shower ensuite featuring his'n'hers basin and exquisite tiling. The same level of sophistication continues in the main bathroom, which includes a rainfall-style shower over the bath.

Top-quality powder-coated aluminium double-glazed windows and underfloor central heating ensure comfort throughout the seasons. Currently operating as a successful holiday let, this property offers the option to purchase fully furnished and equipped by separate negotiation, with no onward chain.

The development itself features a lift to all floors, secure underground parking with one allocated space, and facilities such as surf storage and a shower- ideal for rinsing off after a day at the beach. Just a short stroll from Newquay's bustling town centre and main high street, Apartment 5 Cribbar combines modern luxury, convenience, and coastal charm in one of the town's most desirable locations.

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THE LEASE:

Length of Lease: 999

Lease Start Date: 2008

Ground rent: £350 Per Annum

Service charge & Info: £4237.96 Per Annum

Freeholder: TBC

Management Company: Remus

Residential letting: Yes

Holiday letting: Yes

Pets: Yes with consent from landlord

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

Tenure: Leasehold

Utilities: All mains services

Broadband: Yes

Mobile phone: Good

For best network coverage please refer to Ofcom checker

Parking: Secure underground parking x1

Heating and hot water: Communal gas fired ground source central heating for both

Accessibility: Second floor apartment with lift to all floors.

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Hallway

13' 1" x 4' 4" (3.98m x 1.32m)

Utility room

5' 6" x 4' 6" (1.68m x 1.37m)

Open Plan Living

Room/Kitchen/Diner

23' 7" x 5' 8" (7.18m x 1.73m)

Sheltered Balcony

14' 10" x 5' 4" (4.52m x 1.62m)

Bedroom One

14' 3" x 10' 0" (4.34m x 3.05m) + Recess for door

Balcony Two

Dressing Area

6' 9" x 6' 2" (2.06m x 1.88m)

En-suite

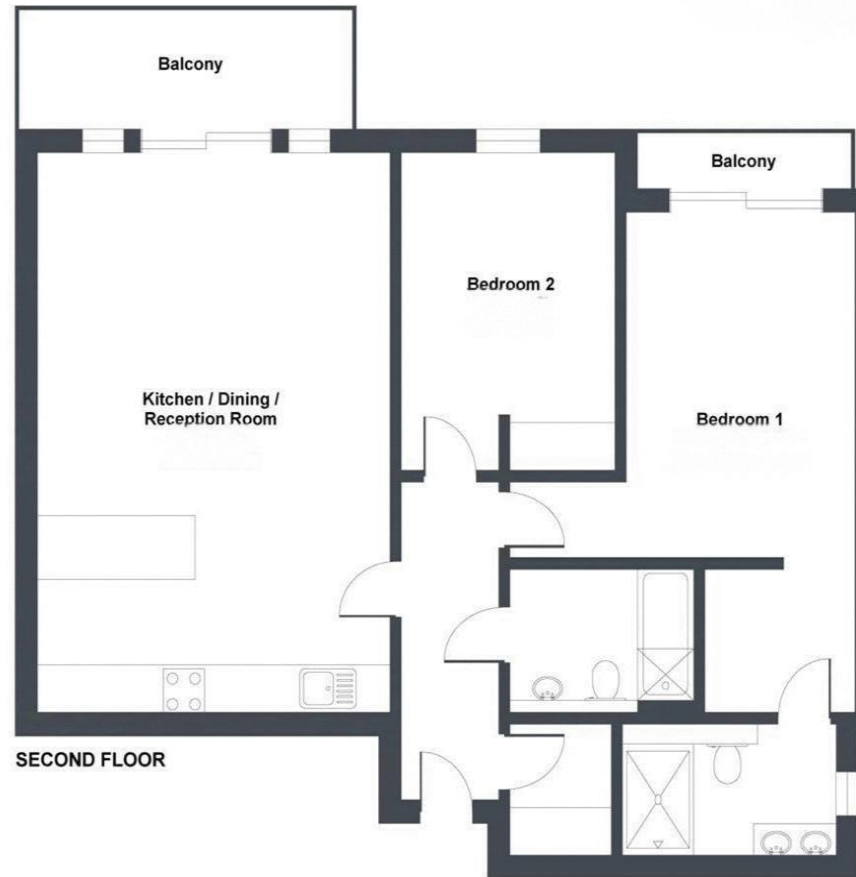
9' 10" x 5' 4" (2.99m x 1.62m)

Bedroom Two

13' 4" x 9' 6" (4.06m x 2.89m)

Bathroom

8' 1" x 6' 2" (2.46m x 1.88m)
Max



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