



## 20 Chymedden, Newquay, Cornwall, TR7 1TG

A STUNNING FULLY REFURBISHED TWO DOUBLE BEDROOM RETIREMENT APARTMENT, WITH A HIGHLY DESIRABLE SEA FACING POSITION AND SECOND FLOOR VANTAGE, ENJOYING BREATHTAKING SEA AND COAST VIEWS OVER TOWAN BEACH, NEWQUAY HARBOUR, AND THE ICONIC TOWAN ISLAND.

£250,000  
Leasehold

our ref: CNN10741

# KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **C**

- INCREDIBLE 2-BEDROOM COASTAL RETIREMENT APARTMENT
- BREATHTAKING PANORAMIC SEA AND COAST VIEWS
- CONVENIENT CENTRAL LOCATION JUST BEHIND NEWQUAY'S HIGH STREET
- BRIGHT TRIPLE-ASPECT OPEN-PLAN LIVING SPACE
- EAST-FACING ENCLOSED BALCONY WITH COASTAL VIEWS
- 24/7 CARELINE AND VIDEO ENTRY SECURITY SYSTEM
- FULL-TIME RESIDENT HOUSE MANAGER AND COMMUNAL FACILITIES
- RESIDENTS' PARKING AND MOBILITY SCOOTER HOOK-UPS
- BEAUTIFULLY MAINTAINED DEVELOPMENT WITH FRIENDLY COMMUNITY
- NO ONWARD CHAIN FOR IMMEDIATE HASSLE-FREE PURCHASE

## SUMMARY

Apartment 20, Chymedden, is a stunning coastal retreat located in one of Newquay's most desirable retirement developments. Perfectly positioned just behind the vibrant high street, this property offers easy access to the town's daily amenities while boasting breathtaking views of the regenerated Killacourt, Towan Beach, the iconic Towan Island, Newquay Harbour, and the sweeping North Cornish coastline. This combination of convenience and unrivalled scenery makes Chymedden an ideal choice for those seeking a peaceful and picturesque retirement lifestyle.

Situated on the second floor in one of the development's prime positions, this beautifully refurbished two-bedroom apartment offers spectacular forward-facing sea views from all living spaces. Designed for the over-60s, the property ensures a secure, friendly, and worry-free environment, with features specifically tailored to meet the needs of its residents.

Upon entering the apartment, a private hallway with built-in storage provides access throughout the home. The open-plan lounge, dining, and kitchen area is bright and spacious, with triple-aspect windows flooding the space with natural light and framing the stunning coastal views. Sliding patio doors lead to an east-facing enclosed balcony, perfect for enjoying the morning sun and sea air. The kitchen is modern and stylish, featuring shaker units, co-ordinating countertops, an integrated eye-level oven, surface mounted hob, and space for additional appliances. Both bedrooms are generous doubles, each benefiting from the same stunning views. The shower room has been thoughtfully



refurbished with a spacious walk-in shower, easy-clean Aqua panel splashbacks, a vanity unit with a wash basin and WC, a fitted mirror, and a shaver socket. The property is further complemented by gas-fired central heating and double-glazed windows throughout.

Chymedden's communal facilities are second to none, offering everything residents need to enjoy a comfortable and sociable retirement. These include a full-time Resident House Manager, a 24-hour Careline service, two lifts servicing all floors, a residents' lounge, a laundry room, and a basement storage area. For visiting family and friends, a twin en-suite guest room is available, while a dedicated beauty room adds an extra touch of luxury. Outside, the development includes a residents' car park with first-come, first-served parking spaces and electric hook-ups for mobility scooters.

With a service charge that includes buildings insurance, water rates, window cleaning, the House Manager, Careline services, lift maintenance, and all communal facilities and grounds upkeep, Chymedden offers an easy, secure, and enjoyable way to live during retirement. Its central yet tucked-away location combines convenience with some of the best sea views in Newquay, all within a well-maintained and welcoming boutique development. Apartment 20 is a rare opportunity to enjoy the best of coastal retirement living.

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#### THE LEASE:

Length of Lease: 999 Years

Lease Start Date: 1986

Ground rent: £60 Per Annum

Service charge & Info: £264 PCM inc Water Rates

Freeholder: TBC

Management Company: Chymedden RTM C/o Belmont Property Management Truro

Residential letting: No

Holiday letting: No

Pets: Yes, with consent from Landlord

Any other relevant lease info: Age restricted to persons of 60 Years & over, however, as a couple providing one is over 60 the other need only be over 55.

## ADDITIONAL INFO

Tenure: Leasehold

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: Residents Car Park – 1st come 1st served

Heating and hot water: Gas Central Heating for both

Accessibility: 2nd Floor Apartment with lift to all floors

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

2nd Floor Entrance

Shower Room

Hallway

Open Plan

Lounge/Diner/Kitchen L-Shaped

0' 0" x 0' 0" (0m x 0m)

Lounge/Dining Area

21' 3" x 9' 9" (6.47m x 2.97m)

Kitchen Area

10' 0" x 9' 3" (3.05m x 2.82m)

Bedroom One

10' 2" x 9' 1" (3.10m x 2.77m)

Bedroom Two

9' 1" x 9' 0" (2.77m x 2.74m)

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GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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