



21 Bredon Court, Tower Road, Newquay, Cornwall, TR7 1AW

OCEAN VIEW LUXURY APARTMENT WITH PANORAMIC VIEWS OVER NEWQUAY GOLF COURSE AND FISTRAL BEACH. VERY SPACIOUS, TWO DOUBLE BEDROOM ACCOMMODATION WITH ENSUITE AND FEATURE SHELTERED BALCONY TO ENJOY STUNNING SUNSETS. ALLOCATED PARKING.

Guide Price £399,950
Leasehold

our ref: CNN6224

KEY FEATURES



2



1



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Energy rating (EPC) **B**

Council tax band: **D**

- PRESTIGIOUS GATED DEVELOPMENT IN PRIME NEWQUAY LOCATION
- SPACIOUS FIRST-FLOOR APARTMENT WITH STUNNING VIEWS
- LARGE OPEN-PLAN LOUNGE/DINER WITH SEPARATE KITCHEN
- FULLY EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES
- TWO GENEROUS DOUBLE BEDROOMS, MASTER WITH EN-SUITE
- EXPANSIVE BALCONY WITH PANORAMIC GOLF COURSE AND SEA VIEWS
- SECURE GATED PARKING WITH ALLOCATED SPACE AND VISITOR SPOTS
- LARGE BASEMENT STORAGE FOR SURFBOARDS, BIKES, AND EQUIPMENT
- SHORT WALK TO FISTRAL BEACH AND TOWN CENTRE
- DIRECT BEACH ACCESS VIA FOOTPATH THROUGH GOLF COURSE

SUMMARY

Bredon Court is one of Newquay's most prestigious luxury apartment developments, offering an exclusive gated community in an enviable location. Perfectly positioned close to the town centre, it provides easy access to all local amenities while being just a short stroll from the world-famous Fistril Beach and the scenic fairways of Newquay Golf Course. Built in the late 2000s, the development remains modern and well-maintained, with a reputation for its exceptional space, high-quality finish, and breathtaking views.

Unlike many similar developments in the area, Bredon Court offers generously sized apartments, excellent parking facilities, practical storage, and expansive balconies with uninterrupted panoramic views. Apartment 21 is a prime example of everything Bredon Court has to offer, benefitting from a fantastic first-floor position with stunning outlooks over the golf course and coastline. Upon entering, you are immediately welcomed by a spacious hallway with ample built-in storage, creating a practical and well-organized entrance to the home. From here, all rooms flow seamlessly, enhancing the sense of space and comfort.

The main living area is an impressive open-plan lounge and dining room, large enough to accommodate a variety of furniture layouts. At one end, double doors lead to a separate, fully equipped kitchen, featuring a sleek range of white units with contrasting black work surfaces. Integrated appliances include an oven, hob, extractor fan, dishwasher, and fridge-freezer, with additional space for a washing machine.

At the opposite end of the living space, full-width sliding patio doors open onto a spacious and sheltered balcony. From this vantage point, you can enjoy completely uninterrupted, panoramic views over Newquay Golf Course and Fistril Beach. Throughout the year, this spot offers some of the



most spectacular sunsets, creating the perfect setting for outdoor dining, sunbathing, or simply relaxing with a drink while watching the waves roll in.

The apartment boasts two generous double bedrooms. The master bedroom benefits from its own modern en-suite, featuring sleek tiling and a contemporary shower suite. The stylish fittings continue into the main family bathroom, which includes a bath with an overhead shower, a washbasin, and a WC.

Double-glazed windows and gas-fired central heating, powered by a replaced combination boiler, ensure warmth and energy efficiency throughout the apartment. Additional features include a telephone intercom system for secure visitor entry.

Externally, Bredon Court provides secure, remote-controlled gated access to the car park, where each apartment has an allocated parking space. There are also several visitor parking spaces available. A standout feature is the lower-level basement storage cage—one of the largest in any Newquay development—offering ample space for surfboards, wetsuits, bicycles, and other outdoor equipment.

For those who love the beach, a direct pedestrian pathway from the rear of the development leads across the golf course straight to Fistril Beach, allowing quick and easy access without needing to walk along the main roads.

This apartment is a perfect choice for a weekend retreat, second home, holiday let investment, or even a low-maintenance retirement property. Offered with no onward chain, this luxury apartment is a rare opportunity in a highly sought-after location. Viewing is essential to fully appreciate everything it has to offer.

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THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2007

Ground rent: £500 per annum

Service charge & Info: £3668 per annum

Freeholder: Simar Limited Management

Company: Freehold Management Services

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

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: One allocated parking space & visitor spaces

Heating and hot water: Gas Central Heating for Both

Accessibility: Stairs to first floor. Lift available in building

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

All measurements are approximate

Communal Ground Floor Entrance with lift & stairs to First Floor

Main Entrance into:

Hallway
17' 3" x 9' 6" (5.25m x 2.89m) Narrowing to 4'11"
Plus cupboards. L Shaped

Lounge/Diner
22' 9" x 12' 6" (6.93m x 3.81m)

Sheltered Balcony
12' 6" x 7' 7" (3.81m x 2.31m)

Kitchen
10' 6" x 8' 5" (3.20m x 2.56m)

Main Bathroom
8' 5" x 7' 8" (2.56m x 2.34m)

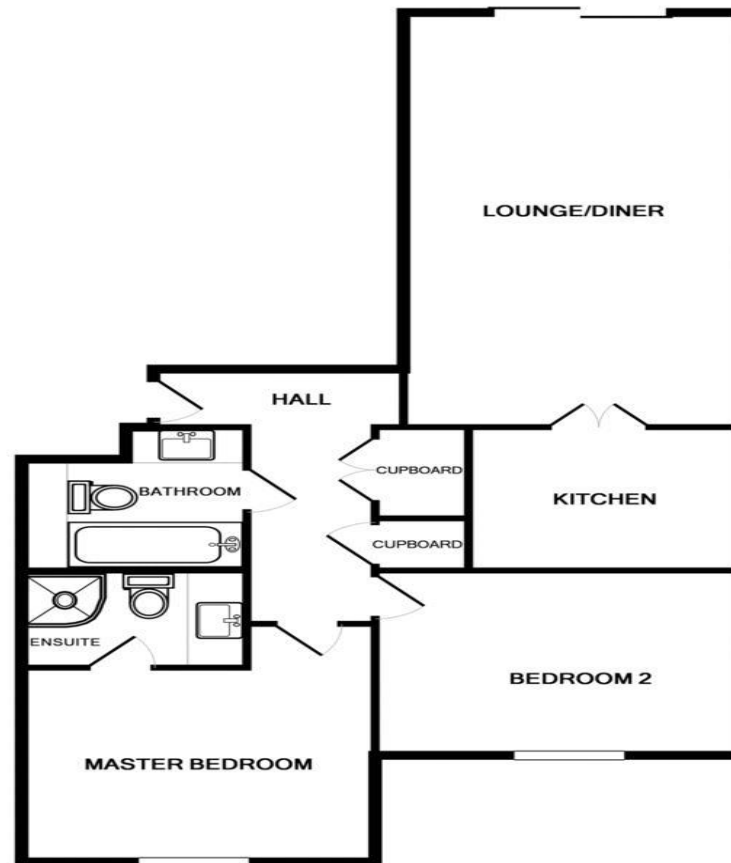
Bedroom One
12' 11" x 11' 2" (3.93m x 3.40m)

En-suite
7' 8" x 5' 7" (2.34m x 1.70m)

Bedroom Two
13' 5" x 10' 6" (4.09m x 3.20m)

Allocated Off Street Parking Space

Basement Large Storage Cage



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