



## Flat 1 Coastal Views, Mount Wise, Newquay, Cornwall, TR7 2BE

A SUPERB GROUND FLOOR GARDEN APARTMENT WITH SPACIOUS, FRESHLY DECORATED ACCOMMODATION INCLUDING TWO DOUBLE BEDROOMS, BRIGHT BAY WINDOW LIVING ROOM, MODERN FITTED KITCHEN, FULLY TILED BATHROOM AND FANTASTIC LARGE PRIVATE PATIO GARDEN. VERY CLOSE TO TOWN AND BEACHES- NO CHAIN.

£199,950  
Leasehold

our ref: CNN10681

## KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **B**

- VERY MODERN APARTMENT
- SHORT WALK TO TOWN AND POPULAR BEACHES
- SUPERB PRIVATE PATIO GARDEN
- BRIGHT & SPACIOUS LIVING ROOM WITH BAY WINDOW
- FRESHLY DECORATED THROUGHOUT WITH NEW CARPETS
- MODERN KITCHEN WITH APPLIANCES
- FULLY TILED MODERN BATH SUITE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- IDEAL HOME OR INVESTMENT
- VACANT AND NO ONGOING CHAIN

## SUMMARY

Coastal Views as the name suggests is situated on the top side of Newquay town centre on Mount Wise which overlooks Newquay Bay. From the property it is a short walk into the town centre where you will find a great range of daily amenities and easy access to many of the popular beaches within Newquay Bay, making this a superb, central, convenient location and a great property to live in or rent out.

Coastal Views is a modern development of only six apartments sold with the remainder of a 999 year fully residential lease and a one sixth share of the freehold. This is the first time apartment one has been offered for sale since it was built. Sold with vacant possession and no ongoing chain.

Approaching Coastal Views from the rear there are a few steps down to a communal patio area with drying facilities and bike store. A sheltered entrance with intercom and individual post boxes leads into the main hallway of the development.

The property is conveniently situated on the ground floor, from the entrance there is access into a spacious hallway with useful storage including a fantastic utility cupboard. Within the utility cupboard there is a gas fired combi style boiler for hot water and central heating throughout as well as full plumbing for a washing machine. All the property's accommodation filters off from the hallway.



The property has just been freshly decorated with brand new carpets and is in immaculate move in ready condition.

The main living space is a fantastic bay window living room, flooded with light and having access through the patio doors to the courtyard garden. This private terrace enjoys an elevated vantage looking over onto Mount Wise and down towards the town centre with distant sea glimpses. A great space to relax and watch the world go by with more than enough room for patio furniture.

The fitted kitchen has a modern range of cream units with wood effect work surfaces and integrated oven, hob, extractor and fridge/freezer. The kitchen leads through to a fully tiled modern bathroom suite with shower over the bath, wash basin, WC, fitted mirror and tall towel rail.

The apartment has two good sized double bedrooms, both looking over the private patio with distant sea glimpses.

In addition to the gas fired central heating there is UPVC double glazing and the majority of the windows have high quality "perfect fit" blinds. Immaculate order throughout, freshly decorated, and ready for immediate sale. No ongoing chain.

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#### THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2021

Ground rent: N/A

Ground rent review period: N/A

Service charge & Info: £600 per annum including insurance

Freeholder: Share of Freehold

Management Company: Coastal View Management Company

Residential letting: Yes

Holiday letting: No

Pets: Yes- with prior consent from Landlord

## 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: Allocated Space x 1

Heating and hot water: Gas Central Heating for both

Accessibility: Ground Floor Apartment

Mining: Standard searches include a Mining Search.





# FLOORPLAN & DIMENSIONS

## Hallway

15' 1" x 2' 1" (4.59m x 0.63m)

## Utility Cupboard

## Living Room

16' 10" x 9' 6" (5.13m x 2.89m) into Bay

## Bedroom 1

9' 10" x 8' 10" (2.99m x 2.69m)

## Bedroom 2

8' 10" x 8' 5" (2.69m x 2.56m)

## Kitchen

7' 2" x 6' 11" (2.18m x 2.11m)

## Bathroom

7' 0" x 4' 10" (2.13m x 1.47m)

## Large Private Terrace

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



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📞 01637 875 161

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TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.

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