



1, One Lusty, Lusty Glaze Road, Newquay, TR7 3FH

david ball  
Agencies

CHAIN FREE. Welcoming this immaculate two double bedroom award winning apartment to the market which boasts a unique separate private entrance from the communal car park, a modern open plan kitchen/diner lounge, contemporary fully fitted kitchen with quartz work surfaces and BOSCH integrated appliances, underfloor heating throughout and engineered oak flooring to hallway and living space. The Ceiling to floor bi-folding doors welcome you onto the paved terrace where you can take in the westerly facing sunshine. Externally there is an allocated parking space. Ideal investment opportunity. Viewing is highly recommended.

## Guide Price £350,000 Leasehold

### Key Features

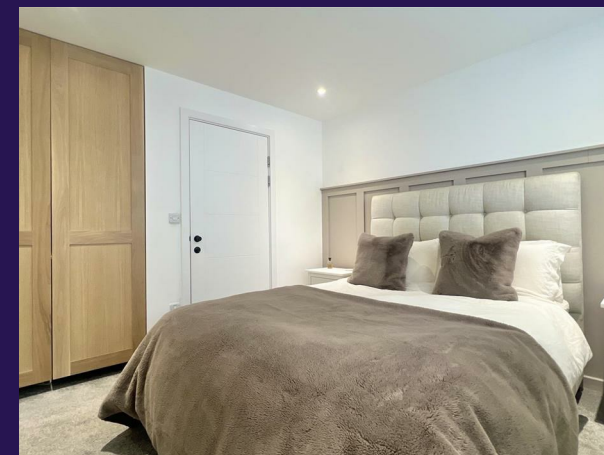
- CHAIN FREE
- Two Spacious double bedrooms
- Great Holiday Let Potential
- Allocated Parking Space
- Sought after location
- Modern Ground Floor Apartment
- Principal Contemporary En-suite
- Landscaped Terrace with Sea Views
- Within 150m from Lusty Glaze Beach
- Solicitor Pack Ready

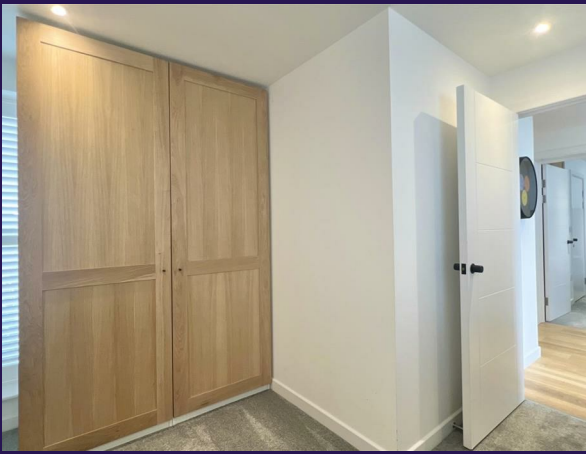
### LOCATION

Lust Glaze is an enviable location close to the Chester road shopping complex and a short walk to the town centre. Porth Beach and Tolcarne beach are a close walk away and the Barrowfields providing a large green space with some historic background. Overlooking the Newquay Bay and its magnificent coastline with views out to the Atlantic Ocean, this is the perfect location to explore all that Newquay has to offer. The town of Newquay benefits from a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Cash buyers only

### ACCOMMODATION IN DETAIL





### **ENTRANCE HALLWAY**

**17'2" x 6'5" max (5.23m x 1.96m max)**

Double glazed aluminium private entrance door from communal car park. Double door storage cupboard, ideal for coat and shoe storage. Engineered oak flooring. Utility cupboard with plumbing for washing machine and housing the MVHR heat recovery unit along with the underfloor heating manifold.

### **LIVING SPACE**

**13'11" x 22'11" max (4.24m x 6.99m max)**

Continuation of engineered oak flooring. Double glazed aluminium bi-fold doors to the terrace with custom seating, feature wall and sea views. Underfloor heating thermostat.

### **KITCHEN AREA**

Modern fitted kitchen including a range of handleless wall, base and draw units with chamfered edge stone quartz worktops over with upstand. Free standing island with quartz stone waterfall worktop, breakfast bar and storage below. Integrated Bosch appliances to include fridge freezer, dishwasher, microwave, electric oven with electric four ring induction hob and extractor hood. Under mounted Blanco stainless steel sink unit with mixer tap and milled draining area.

### **PRINCIPAL BEDROOM**

**10'5" x 12'3" max (3.18m x 3.73m max)**

Double glazed aluminium window. Handmade built-in wardrobe with oak doors. Underfloor heating thermostat. Door to en-suite.

### **EN-SUITE**

**7'2" x 5'4" max (2.18m x 1.63m max)**

Double walk-in shower unit with mains over head waterfall shower and glass screen. Low level WC with dual flush. Feature inset mirror with quartz stone shelf below. Wall mounted wash hand basin with mixer tap. Wall mounted heated towel rail. Partially tiled walls including shower area. Tiled Flooring. Extractor. Shaving point.

### **BEDROOM TWO**

**13'6" x 10'7" max (4.11m x 3.23m max)**

Dual aspect double glazed aluminium windows. Handmade built-in wardrobe with oak doors. Under-floor heating thermostat.

### **BATHROOM**

**6'5" x 6'10" max (1.96m x 2.08m max)**

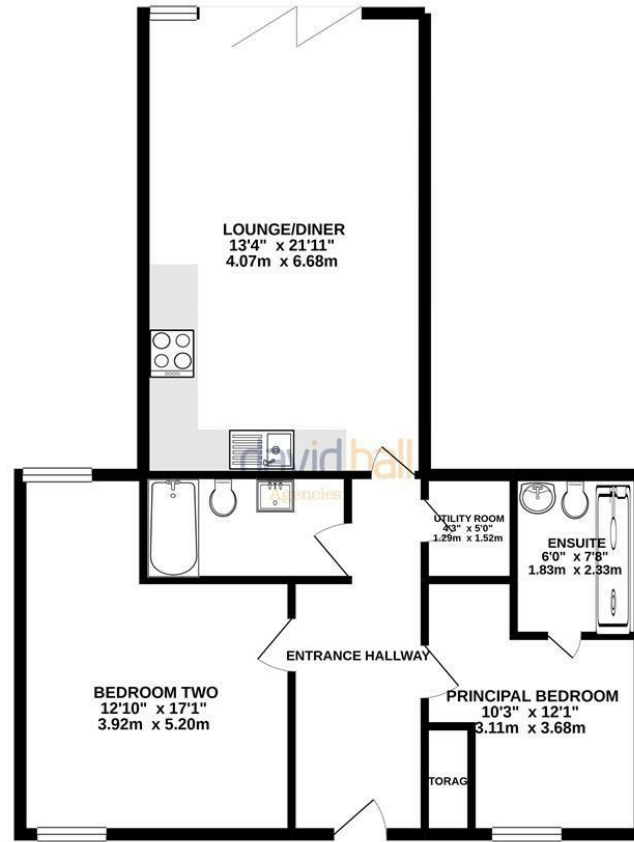
Tiled bath with mounted over head shower with VADO mixer tap and glass screen. Feature inset mirror with quartz stone shelf below. Wall mounted wash hand basin with mixer tap including storage vanity unit with draws below. Low level WC with dual flush. Partially tiled walls including bath area. Tiled floor. Heated towel rail. Extractor. Shaving point.

### **COUNCIL TAX - D**

### **AGENTS NOTE**

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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