

22 Bredon Court

Tower Road, Newquay, TR7 1AW

david ball
| LUXURY COLLECTION |



This stunning three-bedroom apartment offers breathtaking sea views and boasts a spacious open-plan lounge and dining area with a vaulted ceiling. The modern kitchen features integrated appliances, complemented by gas central heating throughout. The property includes two bathrooms, allocated parking, and an underground storage cage for added convenience. Decked balconies extend from the lounge and master bedroom, providing spectacular views of the Golf Course, Fistril Beach, and the sea beyond. Viewing is highly recommended.

£615,000 Leasehold EPC- B

Key Features

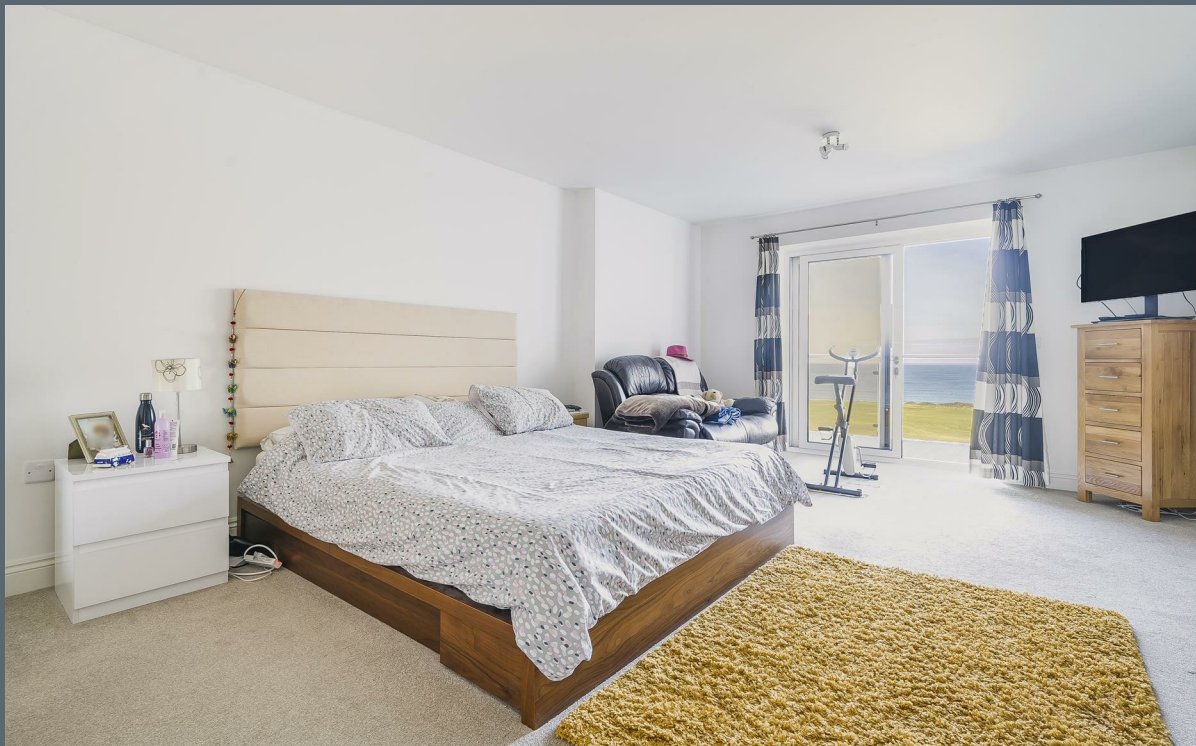
- SEA VIEWS
- CLOSE TO LOCAL AMENITIES
- GATED COMMUNITY
- LARGE THREE BEDROOM APARTMENT
- GAS CENTRAL HEATING
- LARGE EN-SUITE BEDROOM
- ALLOCATED SPACE
- STORAGE CAGE



The Property

Passing through the secure, gated car park, residents are welcomed into a communal entrance, complete with a entry system for added security. This leads to a well-maintained hallway, where both stairs and a convenient lift provide easy access to the second floor. Designed for both space and practicality, the hallway features an intercom security system, a radiator, and a generously sized airing cupboard housing the efficient gas central heating boiler. At the heart of the home, the lounge is a true highlight, boasting breathtaking panoramic views over Newquay Golf Course, the iconic Fistral Beach, and the sea beyond. Bathed in natural light, this inviting space is further enhanced by expansive double-glazed sliding patio doors, seamlessly opening onto a stunning balcony framed by a timber balustrade and sleek glass panels. The thoughtfully designed kitchen perfectly complements the living area, featuring stylish beech-style units, premium integrated Neff appliances, and a practical breakfast bar—ideal for both casual dining and entertaining. The master bedroom serves as a luxurious retreat, with its own double-glazed patio doors leading to a private balcony, offering uninterrupted views of the picturesque surroundings. A dedicated dressing area adds to its appeal, complete with a sleek wardrobe and elegant built-in storage. The en-suite bathroom provides a modern shower, a chic vanity basin, and a WC. The second bedroom benefits from a convenient Jack and Jill bathroom, ensuring seamless functionality. Meanwhile, the third bedroom enjoys a bright front-facing aspect, making it a welcoming space. The main bathroom continues the theme of contemporary comfort, featuring a panel bath with an overhead shower.





Externally

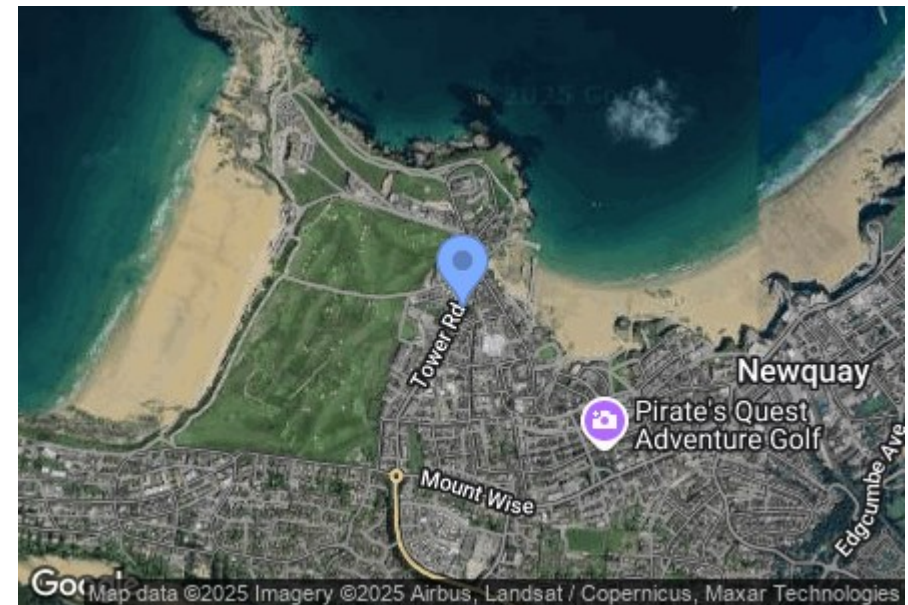
A driveway from Tower Road leads to the electrically operated entrance gates, providing access to the communal brick-paved car park. The apartment includes an allocated parking space within the gated area, with six visitor spaces available outside the main gates. The site also features communal pathways, bin stores, and access to an underground storage area. This underground space has entrances at both the front and rear of the building and contains individual allocated metal storage cages.

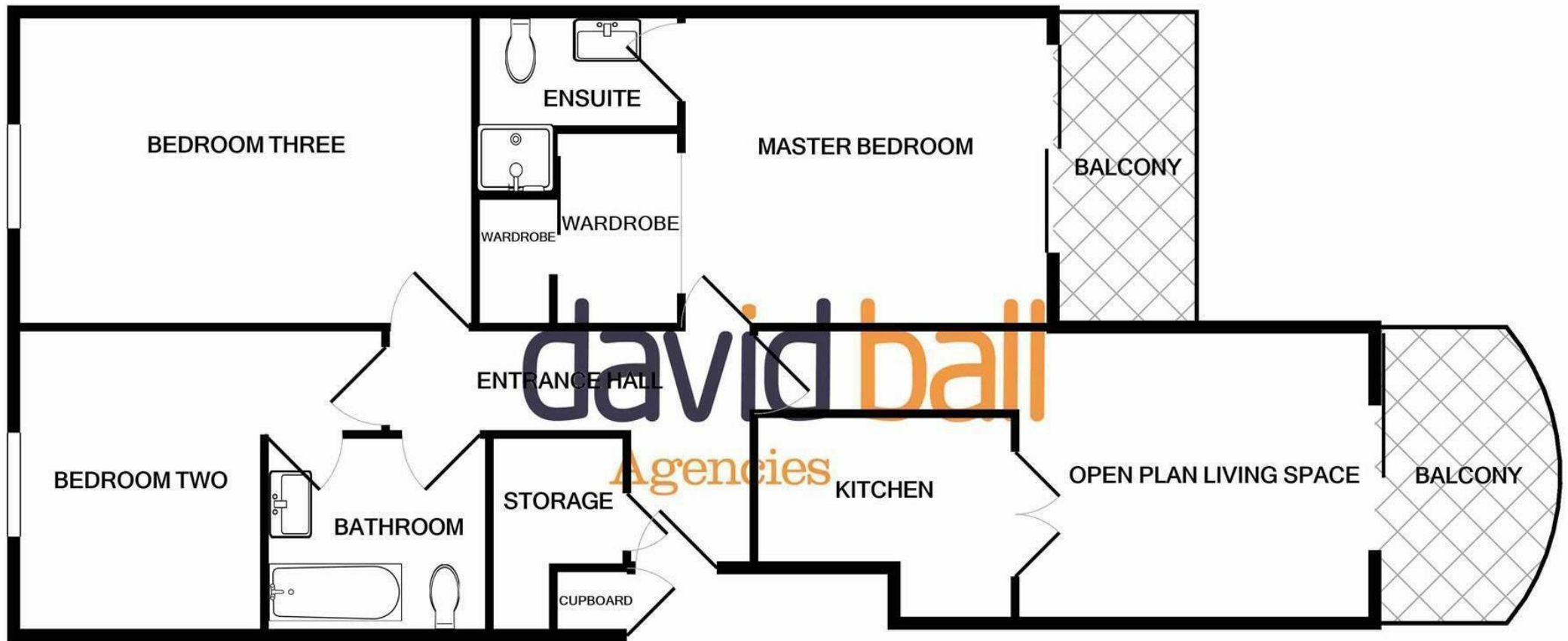




The Location

The gated entrance to Bredon Court is located on Tower Road, opposite the Hope Terrace junction and next to Newquay Golf Club. Tower Road connects to Mount Wise, Gannel Road, Pentire Road, Fore Street, and Beacon Road in Newquay. Newquay offers a variety of shopping, schooling, and banking facilities, along with a selection of popular bars, restaurants, and nightclubs. The town features a historic working fishing harbour and some of Europe's most stunning coastlines. There are bus and rail services to surrounding areas, and Newquay Airport is approximately seven miles away.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and

luxury collection | david ball

01637 850850
www.davidball-luxury.co.uk

e:sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

