



52 Bredon Court, Tower Road, Newquay, TR7 1AW

david ball  
Agencies



This superb three bedroom penthouse apartment has two bathrooms, open plan lounge/dining room with vaulted ceiling, modern kitchen with integrated appliances, gas central heating, allocated parking and an underground storage cage. From the lounge and principal bedrooms there are decked balconies with fantastic views of the Golf Course, Fistril Beach and along the North Cornish coast towards Watergate Bay and beyond. Early viewing highly recommended.

## Guide Price £595,000 Leasehold

### Key Features

- Penthouse Apartment
- Principal en-suite
- Allocated space in gated parking
- 500m from Fistril Beach
- Three double bedrooms
- Two balconies with stunning sea views
- Underground surf store
- Within 400m of Newquay Town

### The Property

Accessed via a secure, gated car park, residents enter through a well-maintained communal entrance with an intercom entry system. A bright communal hallway provides lift and stair access to the second floor.

Stepping inside, the spacious hallway which sets the tone for the rest of this generously sized apartment.

At the heart of the home is the stunning vaulted living space - an impressive lounge with soaring ceilings and full-height, floor-to-ceiling windows that flood the room with natural light. A sliding door opens directly onto a private balcony that boasts captivating vistas towards the iconic Headland Hotel and Fistril Beach as well as sweeping views over Newquay Bay, stretching as far as Watergate Bay and Mawgan Porth.

The modern kitchen is stylishly appointed with wood-effect units, integrated appliances, and a breakfast bar, ideal for casual dining or entertaining guests while enjoying the views.

The principal bedroom offers a luxurious retreat with its own access to the balcony. A separate dressing area provides ample fitted storage as well as a bespoke built in dressing table, whilst the contemporary en-suite features a walk-in shower, vanity unit, and WC.

The second bedroom benefits from access to a well-appointed Jack and Jill bathroom, while the third bedroom, located at the rear of the apartment, enjoys a bright and airy outlook. The main bathroom is finished in a clean, modern style with a full-size bath and overhead shower.







## The Location

The gated entrance to Bredon Court can be found off Tower Road opposite the junction for Hope Terrace and next to Newquay Golf Club. Beyond its picturesque surroundings, Bredon Court is conveniently located within walking distance of Newquay's vibrant town centre, providing easy access to a variety of shops and restaurants. Being only 500m from Fistral Beach and within 400m of the town centre the location is perfect to appreciate what Newquay's Town has to offer.

## The Development

The car park is accessed by the electrically operated gates into the communal brick paved car park. There is allocated parking space for one car and six visitors spaces. There are bin stores and access to the underground storage area where each apartment has its own individual storage cage.

## Leasehold Information

999 year lease from 2010

2025/2026 Service Charge including buildings insurance: £3,660.00

Annual ground rent: £100

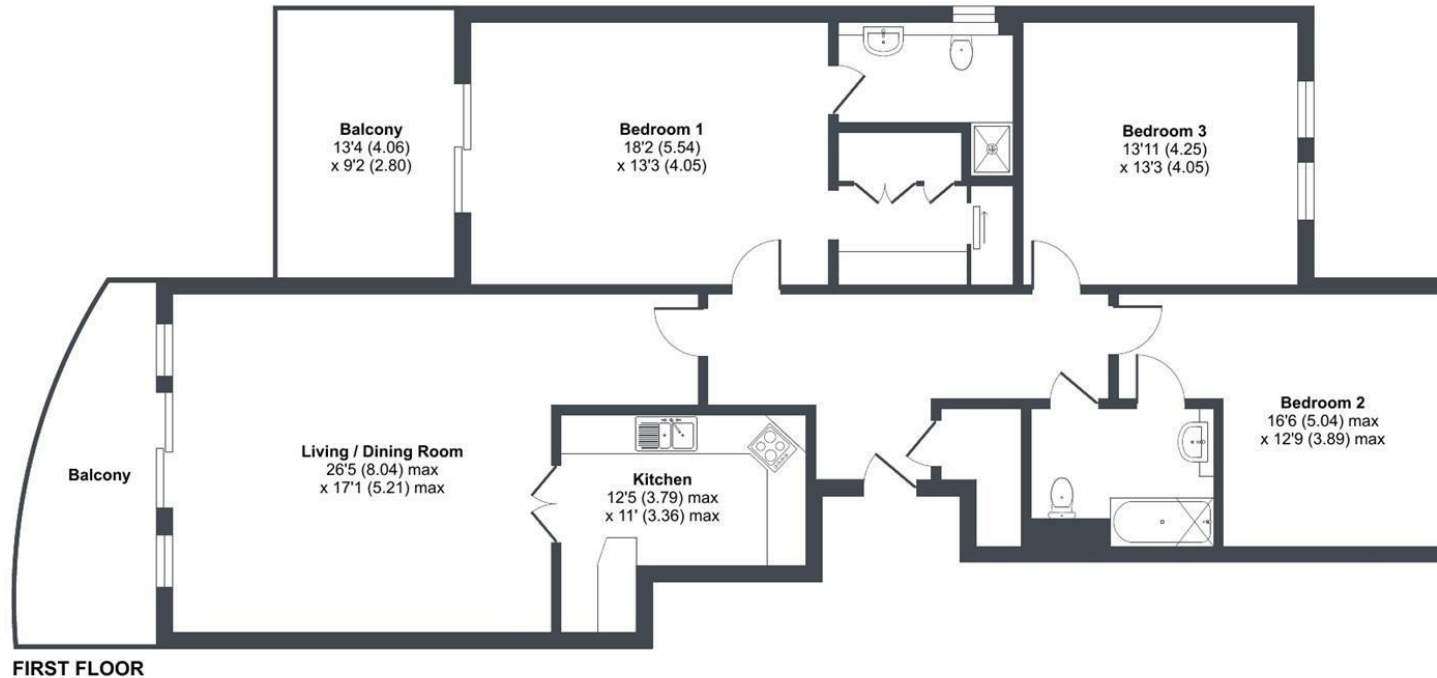
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Approximate Area = 1484 sq ft / 137.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for David Ball Agencies. REF: 1271498

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

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