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27 Galleon Court, Newquay TR7 2AU

£215,000

A GORGEOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH STUNNING GANNEL ESTUARY VIEWS AND A GARAGE LOCATED IN AN ENVIABLE POSITION NEXT TO THE RIVER GANNEL, IDEAL FOR FIRST TIME BUYERS OR THOSE LOOKING FOR A BOLT HOLE BY THE SEA.

PROPERTY TYPE: Apartment

RECEPTIONS: 2 / BEDROOMS: 2 / BATHROOMS: 1

FEATURES:

- GORGEOUS TWO DOUBLE BEDROOM APARTMENT
- GARAGE AND PARKING
- VIEWS OF THE RIVER GANNEL FROM THREE ROOMS
- REPLACEMENT WINDOWS AND DOORS
- FLOORING REPLACED THROUGHOUT
- UPGRADED HEATING
- ENVIABLY LOCATED IN A PEACEFUL SPOT JUST MINUTES FROM THE RIVER GANNEL
- HOLIDAY LETTING NOT PERMITTED

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DESCRIPTION:

Welcome to Number Twenty Seven Galleon Court, a two bedroom first floor apartment located just across the lane from the beautiful River Gannel. The thriving town centre, the world famous Fistral and Crantock beaches and miles of beautiful coastal walks are mere minutes away. Newquay has a thriving high street, with plenty of local small businesses to support. Within a few minutes walk you'll reach Fistral Beach Fistral which is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters. The River Gannel is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. You could walk for miles and stop for multiple ice creams on the way!

This first floor apartment has been well looked after and much improved by the current owner who has replaced the windows and front door, the flooring and the electric heaters in recent years. A communal staircase guides you ups to Number Twenty Seven, a neat and inviting hallway guides you into this property and gives access to all rooms. On the right, you will find the fully tiled bathroom which has a 'P' bath with a shower over. The kitchen offers a good range of oak effect units with space for a washing machine, fridge freezer, electric oven and hob with a window to the side of the building. From the kitchen, you will find the dining room; an unusual but great addition to this apartment which creates a great social area and space for a proper dining arrangement.

On the other side of the dining room, the dual aspect lounge is a bright and spacious room with views from the side to the River Gannel.

Both bedrooms are doubles and enjoy a similar side view of the river.

The whole property is decorated in modern neutral colours and high quality laminate flooring has been fitted throughout, ideal for those sandy toes! The windows are all upvc and have been recently replaced along with the front door.

Externally, there's a single garage beneath the property and an allocated parking space. There's also a communal drying area, bin store and gardens.

In summary, this property ticks many boxes! The location, standard of accommodation and life style on offer are rare to find at this price point with the added benefit of a garage offering plenty of storage for those all important paddle boards!

LEASE INFORMATION

The property benefits from a 999-year lease which was new in 1981. There is a yearly ground rent of £50 per annum and a service charge of £100 pcm.

Holiday Letting is not permitted

Pets are permitted

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Hallway
4.52m x 0.86m (14'10 x 2'10)

Bathroom
2.39m x 2.29m (7'10 x 7'6)

Bedroom
3.58m x 2.46m (11'9 x 8'1)

Bedroom 2
3.40m x 2.41m (11'2 x 7'11)

Lounge
4.60m x 3.02m (15'1 x 9'11)

Dining Room
3.02m x 2.29m (9'11 x 7'6)

Kitchen
2.46m x 2.26m (8'1 x 7'5)

Garage
5.92m x 2.44m (19'5 x 8'0)

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FLOORPLAN:



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		63	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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