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Chi Tennyson Plen Tennyson, Newquay TR8 4GL

£215,000

AN EXCEPTIONAL TWO BEDROOM TOP FLOOR APARTMENT WITH SPACIOUS, BRIGHT ACCOMMODATION, FAR REACHING VIEWS AT THE REAR AND ALLOCATED PARKING LOCATED IN THE HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT AT NANSLEDAN.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

FEATURES:

- TWO BEDROOM TOP FLOOR APARTMENT
- HIGH QUALITY C G FRY BUILD
- SPACIOUS, BRIGHT AND AIRY
- ALL MAINS SERVICES
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- ALLOCATED PARKING
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS

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DESCRIPTION:

Welcome to Number Five Chi Tennyson, a top floor, two bedroom apartment presented to a superb standard located right in the heart of Nansledan, just a ten minute drive from Newquay.

Nansledan is the jewel in Newquay's crown! Just a short distance from the bohemian town centre, The Duchy Estate of Nansledan is set to become a thriving town of 4000 homes with a buzzing high street full of local shops and cafes with something to suit every taste! With a well respected Primary School and plenty of green space, Nansledan is the ideal location for families, only two miles away from Newquay which offers a vibrant range of shops, cafes and bars. Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of Nansledan, Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy! Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of the development Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy!

A neat, communal entrance hallway provides access up to the top floor where you will find this apartment. A smart, inviting L-shaped hallway guides you into the apartment and gives access to all the rooms.

At the front, the lounge is a good size with two windows at the front allowing for an abundance of natural light. On the other side, the kitchen diner which is dual aspect has open views to the rear towards the sea. Practically the white matt kitchen offers a good range of units with an integrated oven and gas hob with space for a washing machine and fridge freezer.

The two bedrooms are both doubles, there's one at the front and one at the rear. The rear bedroom has a great open view towards the coastline. As you would expect the bathroom is immaculately presented with stylish tiling and features a bath with a shower over.

This property has gas central heating and wooden windows throughout. At the rear, there's allocated parking for one car, a bin store and a bike store.

LEASE DETAILS:

The lease: 125 years long,, it was new in 2017 with 118 years remaining

Service Charge: £1122.48 per year including ground rent and buildings insurance

Restrictions: Pets are permitted with prior permission from the management company

In summary, this is a great opportunity to own a top floor apartment located right in the heart of Nansledan. It's presented to a superb standard throughout.

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L-Shaped Hallway
3.86m x 2.06m (12'8 x 6'9)

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Lounge
4.04m x 3.12m (13'3 x 10'3)

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Kitchen
5.61m x 2.87m (18'5 x 9'5)

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Bedroom 1
4.62m x 2.74m (15'2 x 9'0)

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Bedroom 2
3.28m x 2.90m (10'9 x 9'6)

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Bathroom
2.64m x 1.83m (8'8 x 6'0)

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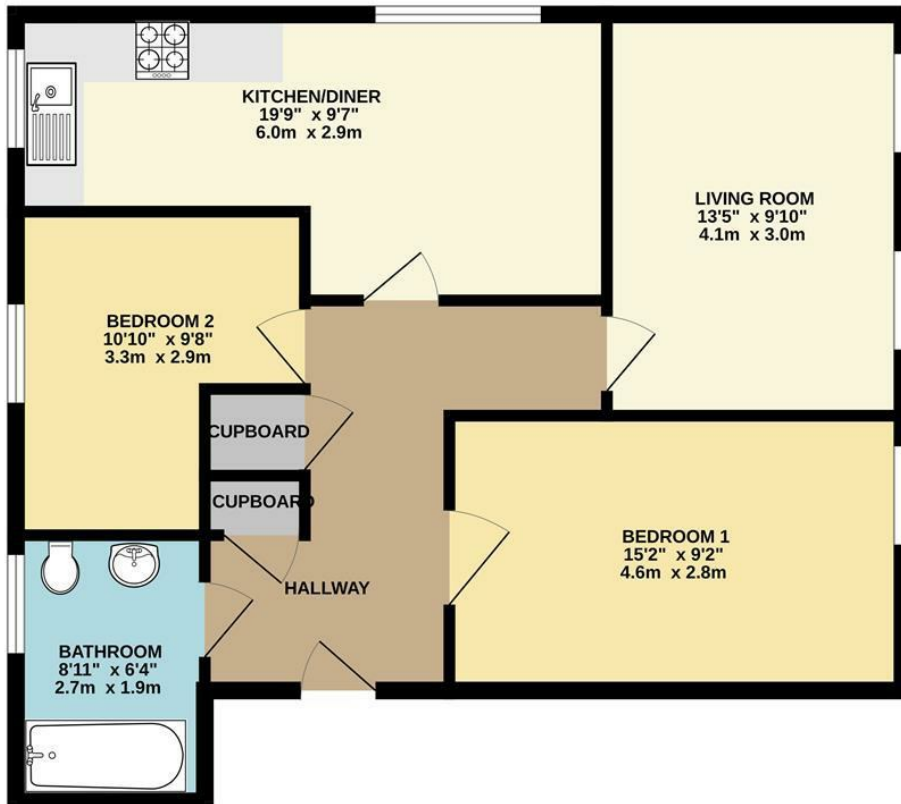
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FLOORPLAN:

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.
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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
84	84	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
84	84	

England & Wales EU Directive 2002/91/EC

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