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7 Azure Headland Road, Newquay TR7 1FL

£325,000

A CONTEMPORARY, BRIGHT AND SPACIOUS SECOND FLOOR, TWO BEDROOM APARTMENT SITUATED IN ONE OF NEWQUAY'S MOST DESIRABLE LOCATIONS ONLY A FEW MINUTES WALK TO FISTRAL BEACH, PROVIDING GREAT HOLIDAY LET INCOME POTENTIAL.

PROPERTY TYPE: Apartment - Purpose Built

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 2

FEATURES:

- TWO BEDROOM SECOND FLOOR APARTMENT
- JUST A COUPLE OF MINUTES WALK TO FISTRAL BEACH
- UNDER GROUND PARKING
- SURF STORE AND SHOWER
- UNDER FLOOR HEATING
- BALCONY WITH ACCESS FROM BOTH BEDROOMS AND THE LIVING AREA
- ALL MAINS SERVICES
- NO ONWARD CHAIN
- EPC TO FOLLOW
- PERFECT AS A BOLT HOLE BY THE SEA OR AS A LUCRATIVE HOLIDAY LET

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DESCRIPTION:

Welcome to Number Seven Azure, a gorgeous two double bedroom second floor apartment located in the small, exclusive development of Azure just a few minutes walk to Fistril Beach.

The world famous Fistril Beach 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 or body board.. It hosts a number of UK surf competitions including Boardmasters. There are many wonderful restaurants within easy reach including The award winning Fish House and The Stable perched above Fistril Beach. The iconic Headland Hotel is just a five minute walk and has recently opened The five-star Aqua Club featuring six pools and a brand new restaurant.

Just a short stroll away, the vibrant town of Newquay offers an array of cafes, restaurants and bars with a good range of shops with some excellent schools within easy reach of this area. Newquay Golf Course is very highly regarded and is just a few minutes drive away.

This apartment is located on the second floor of this attractive building with rear views towards the ancient Monument. An entrance hallway guides you into the apartment which has a secure video entry system.

Both double bedrooms are a good size, both offering access to the balcony. The main bedroom has a beautifully appointed en suite shower room complete with double shower, wc, wash basin and a heated towel rail. Also, off from the hallway is a large storage cupboard and the main family bathroom which has a shower over the bath.

At the other end, you will find the open plan Kitchen/Lounge/Diner also with direct access to the balcony. This is a gorgeous room, filled with natural light with floor to ceiling windows.

Practically, this room is loosely split with plenty of social space for cooking, entertaining and relaxing. The kitchen offers a good range of modern white gloss units with a fully integrated appliance pack including a fridge, freezer, and dish washer. The oven and hob are both electric and the washing machine is conveniently located within the cupboard in the hallway.

The balcony is a generous size, the perfect spot to enjoy a morning coffee in the sun or a relaxing supper as the sun sets.

Throughout this apartment, the decor and floor coverings are fresh and neutral with a mixture of carpets and high quality laminate flooring. There is under floor heating throughout.

In the basement, there's allocated under ground parking for one car and a private 'surf cage' as well as a surf store and shower.

This property is held on a 999 year lease with 984 years remaining. There are no restrictions; holiday letting and residents pets are permitted.

In summary, this gorgeous apartment would make the perfect bolthole by the sea and would make a lucrative holiday let given its superb location.

CHARGES:

The Service Charge is £3184.00 for year ending 31st March 2023, this includes buildings insurance and ground rent.

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Hallway
5.87m x 1.68m (19'3 x 5'6)

Kitchen Lounge Diner
8.00m x 4.32m (26'3 x 14'2)

Bedroom 1
4.60m x 2.57m (15'1 x 8'5)

En Suite
1.37m x 1.22m (4'6 x 4'0)

Bedroom 2
4.67m x 2.79m (15'4 x 9'2)

Bathroom
2.26m x 1.68m (7'5 x 5'6)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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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		
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		
England & Wales	EU Directive 2002/91/EC	

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