

"Estate Agency is evolving...evolve with us"



14 SeaQuest 103 Mount Wise, Newquay TR7 2BT

£495,000

A RARE COASTAL TREASURE! THIS THREE BEDROOM PENTHOUSE APARTMENT OFFERS SPACE, LUXURY AND FLEXIBILITY... ALL WITHIN A SHORT WALK OF NEWQUAY TOWN CENTRE, MANY BEAUTIFUL BEACHES AND THE RIVER GANNEL

PROPERTY TYPE: Flat - Penthouse

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- INCREDIBLE TOP FLOOR, TWO STOREY PENTHOUSE APARTMENT
- THREE DOUBLE BEDROOMS
- OUTSTANDING VIEWS OF THE SEA, NEWQUAY TOWN AND THE RIVER GANNEL
- ALLOCATED SECURE PARKING
- TWO SOUTH FACING BALCONIES
- PERFECTLY LOCATED TO ENJOY THE BEST OF WHAT NEWQUAY HAS TO OFFER
- FLEXIBLE ACCOMMODATION
- PRESENTED TO A LUXURY, FLAWLESS STANDARD
- 1800 SQ FT
- SONOS SOUND SYSTEM INCLUDED

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DESCRIPTION:

Welcome to number fourteen Sea Quest!...Offering the ultimate in luxury sophisticated living with sea views at the front and River Gannel views at the rear.

Located within easy walking distance of the vibrant town centre and the world famous Fistral Beach. Sea Quest is perched close to multiple restaurants which are virtually on your doorstep. Thai, Indian, Japanese, Chinese and Italian cuisine is served in and around the town centre, all just a few minutes away from the property. Grab a morning coffee from one of the town's coffee shops or quaint cafes, and stick around for an award-winning pasty at lunch time! Newquay Harbour, many stunning beaches and the River Gannel are within easy reach along with brilliant transport links including Newquay Airport, the A30 and Newquay Train Station.

Set high above the vibrant heart of Newquay, this exceptional two-storey penthouse offers a unique blend of style, space, and a luxury high-end finish. With a coveted south-facing aspect and panoramic views of the coast, this three-bedroom, 1800 sq ft apartment redefines modern seaside living.

From the moment you enter, this elegant home you will notice the superb quality on offer. A bright and spacious hallway welcomes you in, leading to an expansive open-plan living area where floor-to-ceiling windows showcase the breathtaking views... Whether you're entertaining cooking or relaxing, the seamless flow between lounge, dining, and kitchen spaces creates an atmosphere of relaxed sophistication.

The principal bedroom is a serene retreat, complete with a sleek en-suite bathroom and those same mesmerizing views you'll never tire of. Two further bedrooms—each generous in size—are complemented by a high-quality family bathroom, offering comfort and flexibility for guests or family.

Designed for both everyday living and holidays, this property offers huge flexibility... the top floor is currently utilised as a bedroom but could be a second reception room, perhaps a yoga studio or somewhere to work from home. The split-level design enhances the sense of scale and privacy, while contemporary finishes throughout add an understated touch of luxury. Additional features include a Sonos sound system, secure gated parking, a video/audio entry system, and the versatility to enjoy this residence as a full-time home, coastal retreat, or high-performing holiday let in a location where demand is strong.

In summary, a viewing is essential to fully appreciate the grandeur and unique charm of this penthouse. Don't miss this opportunity to own a truly remarkable apartment!

LEASE INFORMATION

999 Year Lease new in 2017

Service Charge £1632.00 bi-annually, Ground Rent £300.00 per annum

Pets and Holiday Letting permitted

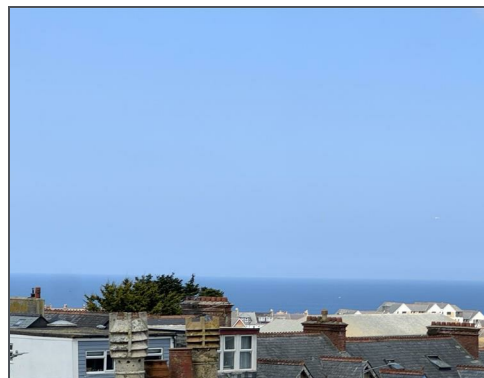
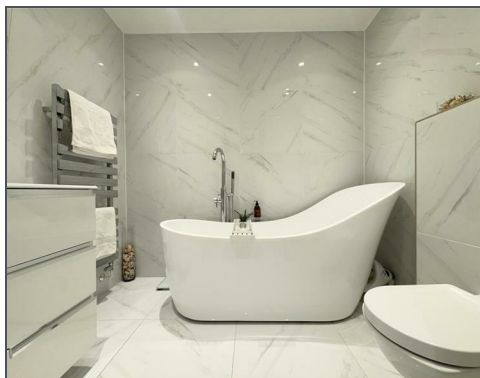
Each of the 12 owners owns a share of the freehold

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Lounge Kitchen Diner
12.70m x 5.69m (41'8 x 18'8)

Bedroom 1
4.42m x 4.04m (14'6 x 13'3)

En Suite
2.41m x 1.30m (7'11 x 4'3)

Bedroom 2
5.44m x 3.86m (17'10 x 12'8)

Bathroom
2.31m x 1.96m (7'7 x 6'5)

Bedroom 3/Sun Room
5.82m x 3.96m (19'1 x 13'0)

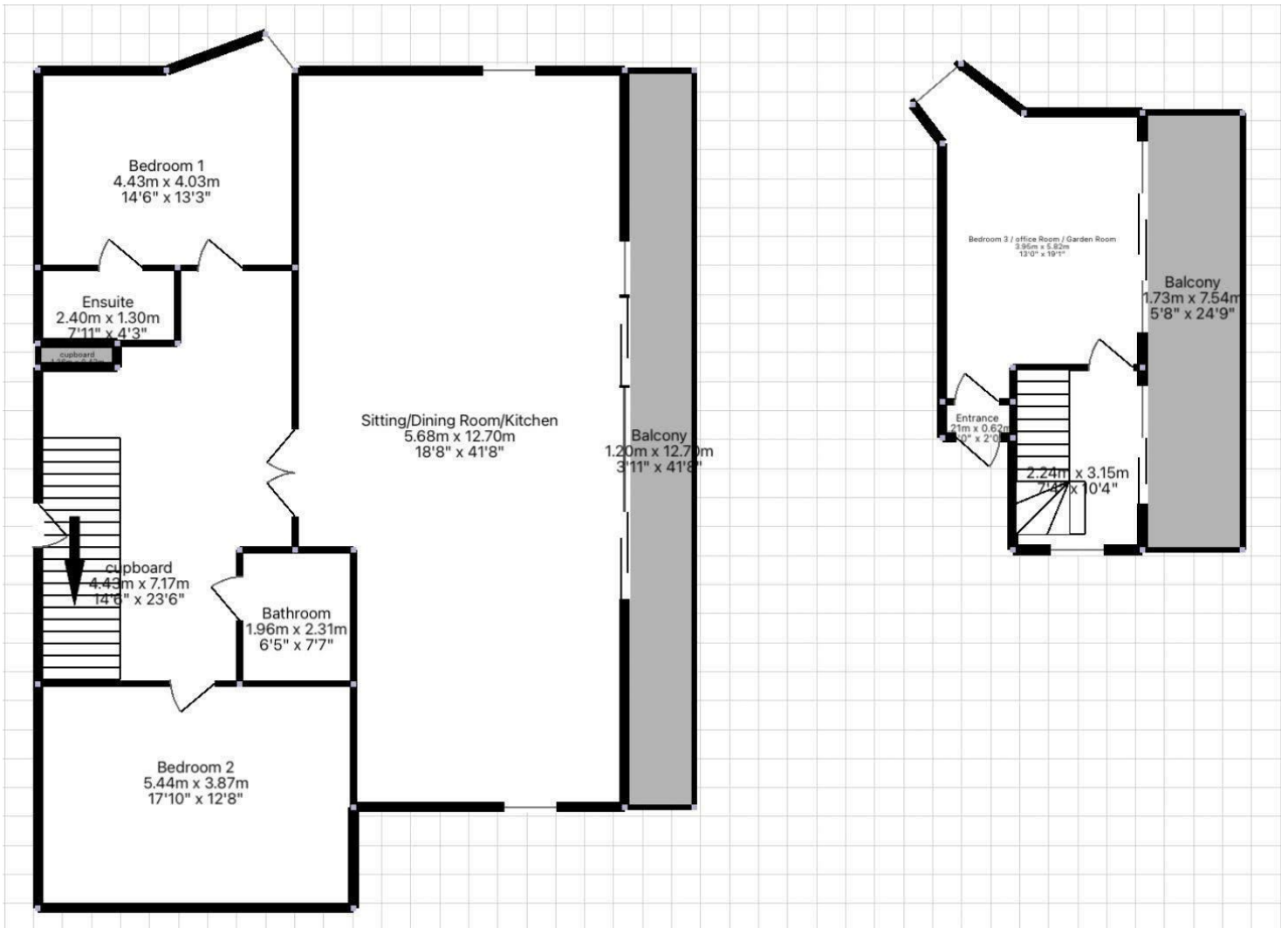
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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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 plus) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.