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## 2 The Kallacliff 12 Lusty Glaze Road, Newquay TR7 3GN

**£425,000**

AN ELEGANTLY CRAFTED TWO BEDROOM GROUND FLOOR LUXURY APARTMENT FEATURING A PRIVATE PATIO, ALLOCATED PARKING, AND CAPTIVATING SEA VIEWS. THIS IS A RARE CHANCE TO OWN ONE OF ONLY NINE PRESTIGIOUS APARTMENTS PERFECTLY POSITIONED JUST ABOVE THE ICONIC LUSTY GLAZE BEACH.

**PROPERTY TYPE:** Apartment

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

### FEATURES:

- GROUND FLOOR TWO BEDROOM LUXURY APARTMENT WITH A PRIVATE FRONT PATIO
- INCREDIBLE SEA VIEWS
- UNDER FLOOR HEATING
- EV CHARGER
- CHOICE OF KITCHEN WORKTOP, UNIT COLOURS, CARPET COLOUR AND FLOORING COLOUR\*
- JUST MOMENTS FROM LUSTY GLAZE BEACH
- WELL RESPECTED LOCAL DEVELOPER
- SOLAR PANELS
- 10 YEAR BUILD ZONE WARRANTY
- EPC TO FOLLOW

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## DESCRIPTION:

It's time to introduce The Kallacliff at Lusty Glaze — the perfect harmony of modern design and classic Cornish charm.

Discover a rare opportunity to own one of just nine exclusive, luxury apartments perched above the golden sands of the iconic Lusty Glaze Beach — one of the most enchanting and sheltered coves on Cornwall's north coast. Renowned for its serene sandy shores, popular restaurant, and vibrant year-round events, Lusty Glaze offers a lifestyle like no other.

At The Kallacliff, you'll experience uninterrupted sea views and a harmonious blend of indoor comfort and natural beauty. The sound of waves and the scent of sea air will become a soothing part of your everyday life, with each residence designed to capture the magic of this extraordinary setting.

Crafted by the acclaimed David Cole Homes, known for their exceptional quality and attention to detail across Cornwall, every apartment promises superior craftsmanship, contemporary design, and a personal touch from a trusted local developer.

Conveniently located, The Kallacliff places you just moments from the ever-popular Chester Road shopping area, offering a selection of shops, cafes, and a hardware store. The vibrant town centre of Newquay is just over half a mile away, with its array of independent retailers, lively bars, and a stunning coastline dotted with beautiful beaches to explore.

Introducing Number Two, The Kallacliff; an exceptional two-bedroom ground floor apartment that perfectly captures the essence of modern coastal living. Situated just a short stroll from the golden sands of Lusty Glaze, this brand-new home combines contemporary luxury with a relaxed seaside atmosphere.

Every detail of this apartment has been crafted to the highest specification. The open-plan kitchen, living, and dining area offers a bright and inviting space designed for effortless everyday living. The luxury kitchen blends style and function with premium finishes, integrated appliances, and elegant design choices that elevate the entire room.

Both bedrooms are light and spacious, creating calm, comfortable spaces to unwind. The sleek bathroom has been fitted with high-end fixtures, including a Roca wall-hung rimless WC, striking black Hansgrohe fittings, and beautiful statement tiling. Underfloor heating runs throughout, ensuring a warm, contemporary feel all year round.

Stepping outside, a private patio with breathtaking sea views provides a peaceful haven to enjoy the fresh sea air; perfect for morning coffee or evening sunsets. Practical touches include allocated parking, an EV charging point, and solar panels for added sustainability. Residents also benefit from a communal outdoor shower, cycle rack, and secure storage area.

Combining timeless design, energy efficiency, and an unbeatable location, this stunning apartment offers a truly rare opportunity to own a slice of luxury by the coast.

### LEASE DETAILS

New 999-year lease on completion

Peppercorn ground rent of £10.00 per annum

Service charge: Approximately £1,500.00 (non-profitable)

Each apartment owner holds a 1/9 share of the freehold

Holiday letting, long letting, and pets permitted

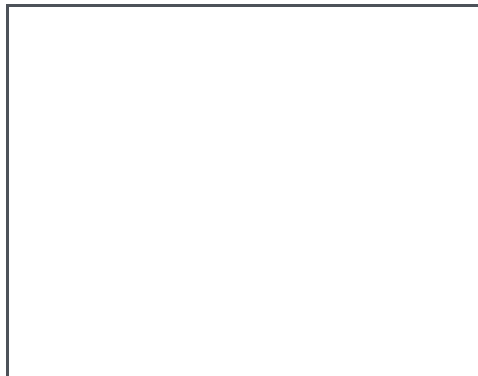
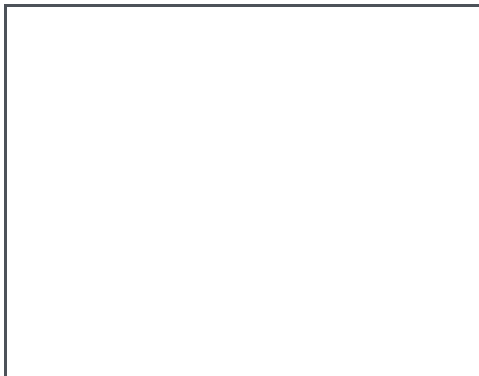
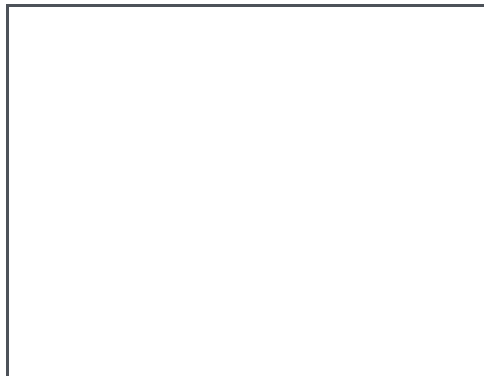
\*Subject to timeframe.

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Hallway  
4.81 x 1.96 (15'9" x 6'5")  
.

Kitchen Living Dining  
6.39 x 5.62 (20'11" x 18'5")  
.

Bedroom  
3.47 x 3.36 (11'4" x 11'0")  
.

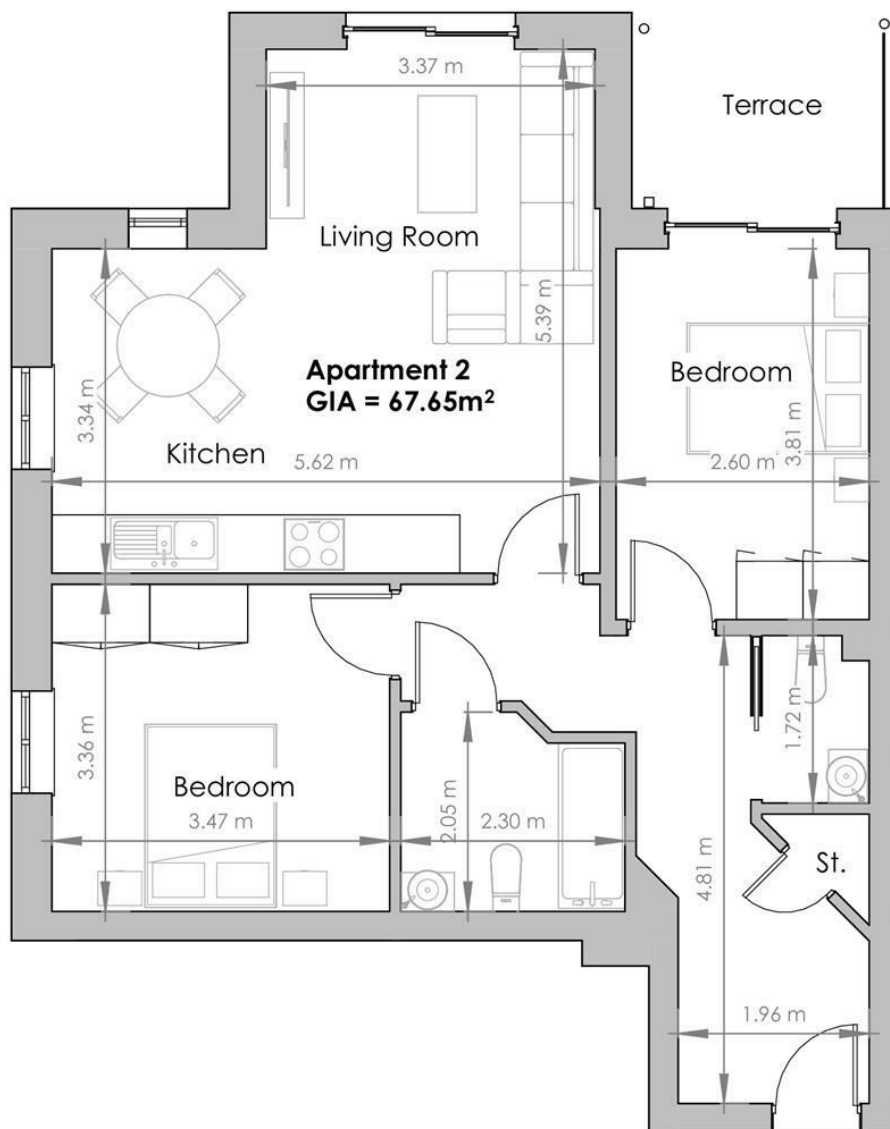
Bathroom  
2.30 x 2.05 (7'6" x 6'8")  
.

Bedroom  
3.81 x 2.60 (12'5" x 8'6")  
.



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**FLOORPLAN:**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.

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