

**Lusty Glaze, Flat two, Ranelagh Court,  
101A Henvier Road, Newquay, TR7 3DN**

**2 bedroom apartment  
£272,500**

**kw VICKYJONES**  
KELLER WILLIAMS





## Summary

Part of a beautifully converted boutique development of six two-bedroom apartments, this ground floor home blends contemporary design with a prime coastal location. With property values in Newquay having risen by 33% in the last five years—and 56% over the past decade—it's an area that continues to grow in both popularity and value. Whether you're a first-time buyer looking to step onto the property ladder, an investor seeking strong rental returns and capital growth, or searching for a stylish second home by the sea, this opportunity ticks all the boxes.

### At a Glance

- Ground Floor
- Bedrooms: 2
- Bathrooms: 2 (including 1 en-suite)
- Floor Area: 82 sqm
- EPC Rating: C
- Tenure: Leasehold (a new 999 year lease will be issued on completion)
- Parking: 1 Allocated Space
- Outdoor Space: Large private garden and additional rear terrace off the bedroom
- Council Tax Band: A ( £1717 per year)
- Service Charge: Estimated. £750 p.a.
- Short walk to Lusty Glaze beach
- High quality conversion, appliances and fittings
- Prime Newquay Location
- No chain
- Option to buy fully furnished

## Stylish 2-Bed Ground Floor Apartment in Newquay. High spec finish, great location, a short walk to the beach, parking, Large private garden and additional rear terrace off the bedroom.

Welcome to Watergate apartment at Ranelagh Court, a beautifully two-bedroom, two-bathroom ground floor apartment nestled in the heart of Newquay. Part of a boutique development of just six luxury flats which were converted in 2020, this stylish home offers the perfect combination of modern living and coastal charm.

Entry is via a shared lobby with one other flat. There's a bright and spacious open-plan living and dining area, finished to a high specification throughout.

The sleek, contemporary kitchen blends seamlessly with the living space, making it ideal for both relaxing evenings and entertaining guests. Two generous double bedrooms, one with a chic en-suite bathroom. An additional bathroom adds convenience for guests or family.

Outside, a rear shared seating area offers a peaceful spot to enjoy your morning coffee or unwind after a day at the beach. With allocated parking, gas central heating and energy-efficient features (EPC rated C), every detail has been carefully considered.





## Floorplan - total area approx 78 sqm

Located within walking distance of Newquay's award-winning beaches and vibrant town centre, this apartment offers an exceptional lifestyle opportunity—whether you're looking for a stylish main residence, a holiday escape, or a high-yield investment.

The apartment has previously been operated as a high-end holiday let, and there's even the option to purchase fully furnished, complete with bookings and operational systems in place.

Stylish, practical, and perfectly placed—this apartment is coastal living at its finest.



Nearby Lusty Glaze beach pictured left.  
A short walk from the apartment

## Verified Material Information

Council tax band: A

Council tax annual charge: £1717 per annum

Property type: Flat conversion

Tenure: Leasehold - a new 999 year lease will be issued on completion

Service charge likely to be around £750 per annum

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply, Sewerage: Mains,

Heating: Gas Central heating

Broadband: Cable broadband

Mobile: EE Likely. Three, O2 and Vodafone Limited

Parking: Allocated 1 space

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





## About the area

Newquay is a vibrant coastal town known for its stunning beaches, world-class surfing and breathtaking natural beauty. Its appeal as a tourist hotspot ensures strong demand for holiday rentals, while ongoing investments in infrastructure and amenities make it increasingly attractive for permanent residents. The town boasts a thriving community, excellent schools, and easy access to transportation links, including Newquay Airport.

### Highlights of the Area

**Newquay Town Centre** (10-15 mins walk): A short walk away, the town centre features an eclectic mix of shops, cozy cafes, vibrant bars, and restaurants catering to all tastes, from traditional Cornish fare to international dishes.

**Family-Friendly Beaches** (15 mins walk): Nearby Lusty Glaze Beach and Porth Beach provide golden sands and calm waters, making them ideal for families and those looking for a relaxing day by the sea.

**Fistral Beach** (5 mins drive): This iconic beach is renowned for its excellent surfing conditions and active beach culture, offering opportunities for water sports or simply soaking in the coastal vibe.



To view, call Vicky Jones on  
07974 411570 or email  
[vicky.jones@kwuk.com](mailto:vicky.jones@kwuk.com)



**DISCLAIMER.** These particulars, whilst believed to be accurate, are set out as a general outline 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 the employment of Keller Williams has the authority to make or give any representation or warranty in respect of the property. We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.