

Henver Road, Newquay  
Asking price £260,000



This cozy two-bedroom flat is located in Newquay, perfect for relaxed living. The open-plan living, dining, and kitchen area creates a bright space for everyday life. You'll find two comfortable double bedrooms and a bathroom for convenience. Enjoy the added benefit of a private garden patio, ideal for relaxing outdoors. Close to beaches, shops, and cafes, this flat is a great choice for anyone looking to embrace coastal living. Don't miss out—schedule a viewing today!

- Ground floor (Shared lobby with flat 6)
- Open plan
- living/dining/kitchen room
- 2 double bedrooms
- 1 bathroom
- Allocated parking
- High spec finish throughout
- Private garden/patio
- EPC C



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Floor Plan @ 1:100  
1:100 (ORIGINAL DRAWING SIZE A3)



Floor Plan @ 1:100  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(49-54) <b>E</b>			(49-54) <b>E</b>		
(41-48) <b>F</b>			(41-48) <b>F</b>		
(35-40) <b>G</b>			(35-40) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		