



Apartment 2 Cribbar



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Headland Road, Newquay, TR7 1HN

Newquay 1.5 Miles Fistral Beach 0.3 Miles A30 13 Miles

A modern ground floor apartment with two double bedrooms, including a master en-suite shower room, featuring its own rear terrace and an assigned basement parking space. Close proximity to the beach.

- Contemporary Two Bedroomed Apartment
- Successful Holiday Let
- Underground Allocated Parking Space
- C Tax - Business Rates
- Close to Fistral Beach
- 50+ sqft Private Terrace
- Bespoke Seating Area with Hot Tub
- Leasehold (Balance of 999)

Guide Price £495,000

SITUATION

Cribbar Apartments are situated on the highly desirable Headland Road, leading to the renowned Fistral surfing beach and the Headland Hotel. This prime location offers proximity to Newquay Golf Course and its coastal surroundings. The town of Newquay offers diverse amenities such as shopping, schools, banking, bars, restaurants, and nightclubs, is approximately half a mile away. Additionally, Newquay features a charming historic working fishing harbour and some of Europe's most exquisite coastline.

Convenient transportation options include bus and rail services to outlying areas, whilst Newquay Airport is approximately seven miles away from the town.

DESCRIPTION

Open-plan lounge/kitchen/diner featuring modern high gloss wall-mounted and base units, granite countertops, and an etched drainer with a stainless-steel sink. 2 Cribbar includes a built-in Neff electric hob, extractor hood, and oven, along with a dishwasher, breakfast bar, built-in fridge and freezer. The space is illuminated by contemporary lighting by recessed downlighters, all complemented by the continuous engineered wood flooring with underfloor heating which extends into the lounge. Double-glazed sliding patio doors, accompanied by double-glazed windows lead out onto the terrace.



The master bedroom enjoys underfloor heating, recessed downlighters, and a double glazed sliding patio door leading out on to a private courtyard. The bedroom has built-in wardrobes offering shelving and clothes hanging rail. The en-suite features an elegant white suite, including a double shower cubicle with sliding glass doors and a mains-fed shower with a drencher-style shower head, all tastefully tiled. A floating WC with a concealed cistern and is accompanied by a granite-style shelf above and a double his-and-hers washbasin.

The second bedroom has a rear-facing double-glazed window and also offers underfloor heating, recessed downlighters and a built-in wardrobe

The main bathroom contains a sleek white suite, including a deep bath with tiled sides, a tiled splashback, and a bath/shower mixer tap with a drencher-style shower head. It also includes a glass shower screen, a floating WC with a concealed cistern and a wall-mounted washbasin. A granite-style shelf and a large mirror complete the space.

All sanitaryware is of the highest quality from the Duravit brand, and additional amenities include shaving points, a chrome ladder-style towel radiator, recessed downlighters, an extractor, and tiled flooring.

OUTSIDE

This apartment offers the unique advantage of a substantial 50+m2 terrace, featuring bespoke seating, bordered by rendered block walling and timber fencing. This outdoor space includes a hot tub and bar stool seating with live edge wooden table, nestled under a wooden gazebo. The terrace is equipped with outside lights, a power point, and a tap.

A private timber gate at the rear of the property allows pedestrian access to secure bike storage and a coastal path. At the front of the building, there's a shared driveway that descends toward the communal underground car park, complete with an entrance gate and access code. The apartment comes with an assigned parking space.

ADDITIONAL INFORMATION

This property is currently utilized as a holiday let and at the listed price, it provides the current owner with a yield in excess of 8%. A unique benefit of this holiday let is its consistent occupancy throughout the year, mainly owing to the private terrace, hot tub and covered gazebo extending bookings beyond the typical peak seasons.

AGENTS NOTE

Please be aware that the main photo of the building does not depict the location of the apartment within. The apartment is situated at the rear of the building.

VIEWING

Strictly by prior appointment with Stags Truro office.

DIRECTIONS

From the Fistral beach car park, drive uphill away from the beach, past the entrance to the Headland Hotel and the apartment will be on your left after around 100 yards.

SERVICES

Mains Water, Electric and Drainage. Broadband: Standard and superfast available (Ofcom). Mobile phone: 02 and Vodafone likely inside and outside (Ofcom). BT fibre available.

Original Lease Term; 999 years. Ground Rent; £350 pa. Service Charge; £4,713 pa.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



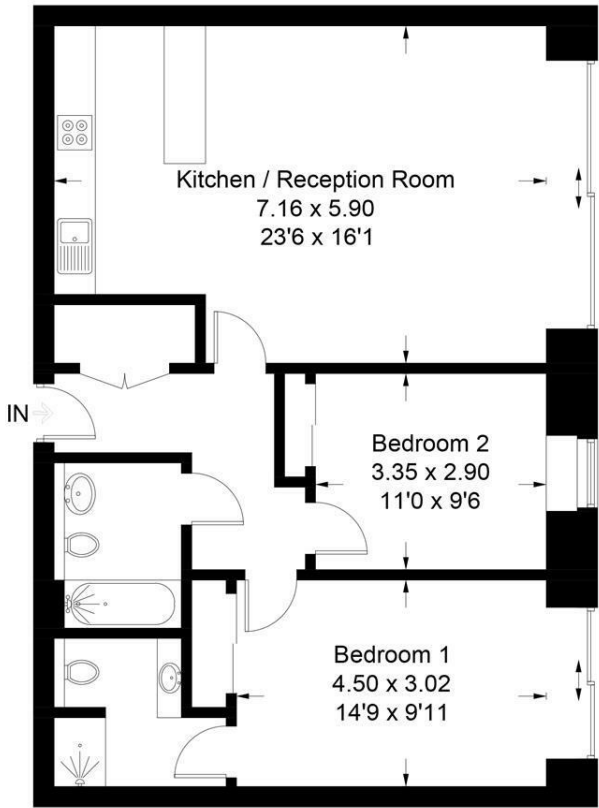
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	83	83
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 82.2 sq m / 885 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1026601)



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