



25, Waves, Newquay, TR8 4AY

david ball
 Agencies

Apartment 25 Waves is a stunning beachfront property located in the desirable area of Watergate Bay, Newquay. This beautifully designed apartment offers breathtaking panoramic views of the ocean and direct access to the sandy shores just steps away. The interior features modern and luxurious finishes, with an open-plan living space that seamlessly connects the fully equipped kitchen, dining area, and comfortable lounge. The apartment comprises two spacious bedrooms, including a master suite with an en-suite bathroom, and a second bedroom with easy access to a well-appointed family bathroom. Residents of Apartment 25 Waves can enjoy the convenience of undercroft allocated parking, communal gardens, and access to nearby amenities such as restaurants, shops, and water sports activities. With its idyllic location and contemporary design, this property presents a unique opportunity to experience coastal living at its finest.

Asking Price £550,000 Leasehold - Share of Freehold

Key Features

- CHAIN FREE
- SECOND HOME USE ONLY
- SECURE PARKING AREA
- PRINCIPLE EN-SUITE
- SOUTH FACING BALCONY
- COASTAL APARTMENT
- UNDERCROFT ALLOCATED PARKING
- PANORAMIC SEA VIEWS OVER WATERGATE BAY BEACH
- LUCRATIVE HOLIDAY LET
- LIFT ACCESS

LOCATION

Apartment 25 is a front facing third floor apartment in the Waves complex. Waves Apartments can be found in the heart of the much sought after Watergate Bay. The Bay benefits from its beautiful surfing beach, A choice of four excellent restaurants, The Extreme Academy and The Watergate Bay Hotel. The quaint fishing village of Padstow is within eight miles of the property and the coastal resort town of Newquay is approximately five miles distance with an array of fashionable bars, nightclubs and restaurants. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline and beaches. There is a bus and railway service to outlying areas and Newquay Airport is approximately two and a half miles from Watergate Bay.

ACCOMODATION IN DETAIL

ENTRANCE HALLWAY

12'8" x 3'10" max (3.87 x 1.19 max)

Communal wooden entrance door to central hallway with security viewing hole. Telephone door entry system. Doors to subsequent accommodation.

BATHROOM

6'5" x 6'5" max (1.96 x 1.96 max)

Single panel bath with mixer tap and adjoining mains over head shower above and shower screen. Wall mounted concealed cistern WC with dual flush. Wall mounted wash hand basin with mixer tap. Heated towel rail. Extractor. Fully tiled walls. Tiled floor.





OPEN PLAN LIVING AREA

KITCHEN

9'8" x 8'4" max (2.96 x 2.55 max)

Double glazed window to side elevation. Modern fitted kitchen with a range of base, wall and draw units with roll top work surfaces, in-set stainless steel sink with mixer tap. In-built Neff oven with four ring electric hob, extractor hood and in-set microwave above. In-built appliances include a slimline dishwasher, washing machine and undercounter fridge and freezer.

LOUNGE (IRREGULAR SHAPE)

15'10" x 15'9" max (4.84 x 4.81 max)

Dual aspect double glazed windows and sliding door to balcony with unobstructed sea views to the famous Watergate Bay beach and the sea beyond. A unique glass brick wall and a feature curved wall comprise the living space.

BALCONY

9'0" x 4'3" max (2.76 x 1.31 max)

Wooden decked balcony with stainless steel uprights and tinted glass with wooden balustrade. Spectacular views across Watergate bay and the sea beyond.

BEDROOM ONE

17'0" x 10'5" max (5.19 x 3.20 max)

Double glazed windows to front elevation with sea views. Store cupboard housing the water tank and door to

EN-SUITE

6'5" x 5'8" max (1.96m x 1.73m max)

Corner shower unit with glass sliding door and mains overhead shower. Wall mounted wash hand basin with mixer tap and a wall mounted WC with dual flush and concealed cistern. Fully tiled walls with tiled floors , heated towel rail and extractor fan.

BEDROOM TWO

9'4" x 9'4" max (2.87 x 2.85 max)

Double glazed window to side elevation.

EXTERNALLY

To the rear is the communal gardens with seating areas to appreciate the stunning sea views and across Newquay Bay. An allocated under-croft parking space to the front and communal area housing the personal storage cage, communal shower and bike racks.

LEASEHOLD INFORMATION

Share of the Freehold - 999 year lease

Service Charge - £2139.26pa

COUNCIL TAX BAND - D

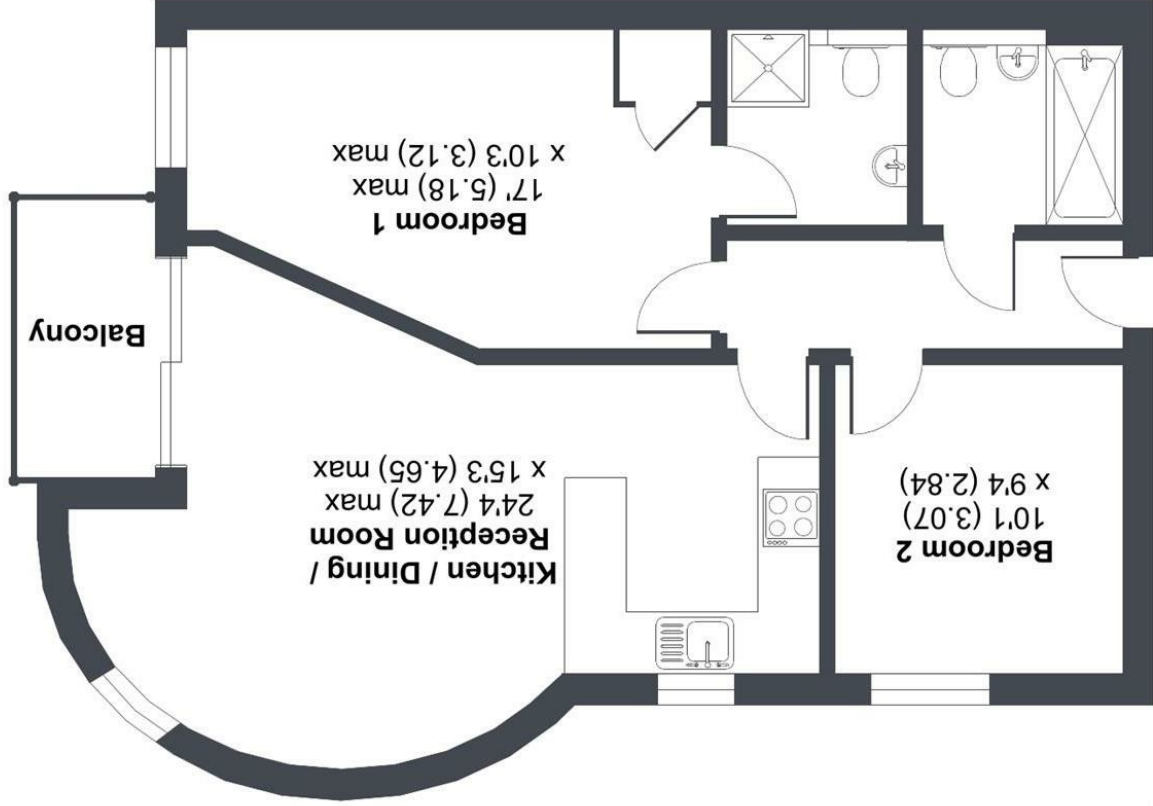
SECOND HOME/HOLIDAY USE ONLY

AGENTS NOTE

The following services can be found at the property: mains electricity, water and drainage, however, we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquires.

Waves, Watergate Bay, Newquay, TR8

Approximate Area = 679 sq ft / 63 sq m
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nchecom 2023. Produced for David Ball Agencies. REF: 992666



david ball
Agencies

01637
850850

www.davidballagencies.co.uk



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PrimeLocation.com

Connecting People to Property Perfectly

e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating	
Current	Potential
76	78

England & Wales	
EU Directive 2002/91/EC	
A (82 plus)	Very energy efficient - lower running costs
B (81-81)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	Not energy efficient - higher running costs

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