



27 Cliff Edge, Narrowcliff, Newquay, TR7 2FX

david ball
Agencies

Sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bid £300.000

CHAIN FREE A opportunity to purchase a recently constructed coastal apartment perched on the Narrowcliff sea front on the rugged north Cornish coastline. This immaculately presented ground floor apartment would lend its self perfectly as a permanent residence or as a lucrative holiday let investment. The well proportioned versatile accommodation offers a Contemporary open plan living space, two double bedrooms both offering ensuite facilities and a utility cupboard. Internal viewing is highly recommended.

Guide Price £300,000 Leasehold

Key Features

- Chain Free
- Coastal Contemporary Apartment
- Lucrative Holiday Letting Potential
- Private Enclosed Terrace
- Immediate 'exchange of contracts' available
- Underground Secure Allocated Parking
- Versatile Open Living Space
- Tolcarne Beach With 100 Meters
- Early Viewing Highly Recommended
- Sold via 'Secure Sale'

Location

Conveniently situated near the Chester Road shopping complex and just a short stroll from the town centre, this property enjoys an enviable location. Tolcarne Beach and Lusty Glaze Beach are within easy walking distance, while the nearby Barrowfields offer ample green space with a touch of historical charm. With its commanding position overlooking Newquay Bay and the stunning coastline stretching out to the Atlantic Ocean, this spot is ideal for exploring all that Newquay has to offer.

The town itself boasts a variety of amenities including shops, schools, banks, trendy bars, restaurants, and vibrant nightclubs. A picturesque working fishing harbour adds to its historic appeal, while the surrounding coastline ranks among the finest in Europe. Convenient transportation options include bus and rail services to nearby areas, with Newquay Airport just a short seven-mile journey away.

Entrance Hall

Wooden door to communal entrance. Electric door entry system. Tiled flooring with under floor heating. Storage/utility cupboard housing plumbing for a washing machine and space for tumble dryer.

Cloakroom

Wall mounted WC with concealed cistern with dual flush. Wall mounted wash hand basin with mixer tap. Full tiling to walls and floors with under floor heating.

Open Plan Living Space

Double set of floor to ceiling windows and doors leading out onto a private terrace. The open plan living space incorporates a lounge and separate dining space and kitchen. Tiled flooring with underfloor heating.





Kitchen

The kitchen has been designed around the centred island and includes a range of soft closing base, wall and drawer units with work surfaces over. Inset one and quarter stainless steel sink unit with mixer tap. Integrated electric oven and microwave along with a electric hob and fridge freezer. Tiled flooring with under floor heating.

Bedroom One

Floor to ceiling windows and doors leading out onto a private terrace. Tiled flooring with underfloor heating. Door to

En Suite

A panel bath with shower screen and handheld shower hose with waterfall shower head. Wall mounted WC with concealed cistern with dual flush. Wall mounted wash hand basin with mixer tap. heated towel rail. Shaver point. Extractor fan. Full tiling to walls and flooring with under floor heating.

Bedroom Two

Floor to ceiling windows and doors leading out onto a private terrace. Tiled flooring with underfloor heating.

En Suite

Walkin shower cubical with handheld shower hose and waterfall shower head. Wall mounted WC with concealed cistern with dual flush. Wall mounted wash hand basin with mixer tap. heated towel rail. Shaver point. Extractor fan. Fully tiled walls and flooring with under floor heating.

Externally

The property benefits from three private terraces servicing the open plan living spac and both double bedrooms. Two allocated under ground secure parking space.

Agent Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries. Associated charges annual ground rent £250.00 per year service charge including buildings insurance £2246

Auction Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

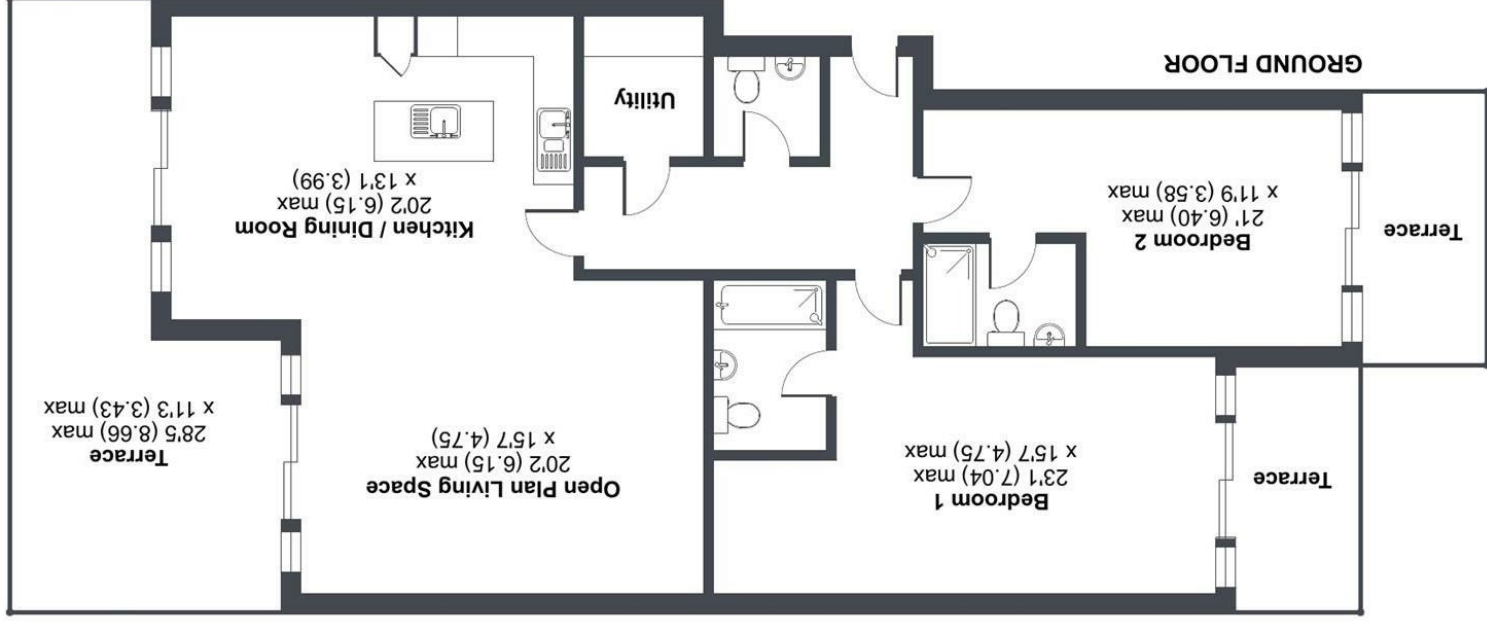
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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Approximate Area = 1403 sq ft / 130.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for David Ball Agencies. REF: 1081748



Energy Efficiency Rating	
Current	Potential
83	83

England & Wales	
EU Directive 2002/91/EC	
A	Very energy efficient - lower running costs
B	(81-91)
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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