



35 One Lusty Glaze, Lusty Glaze Road, Newquay, TR7 3FH

david ball
Agencies

CHAIN FREE. This one double bedroom third floor apartment enjoying stunning sea views over the Barrowfields, Lusty glaze and beyond. This immaculate apartment offers a modern open plan kitchen/diner lounge, contemporary fully fitted kitchen with quartz work surfaces and BOSCH integrated appliances, underfloor heating throughout and engineered timber flooring to hall kitchen and open plan living space. The Ceiling to floor bi-folding doors welcome you onto the private balcony where you can take in the westerly facing sunshine. Externally there is an allocated parking space. Ideal investment opportunity. Viewing is highly recommended.

Guide Price £325,000 Leasehold

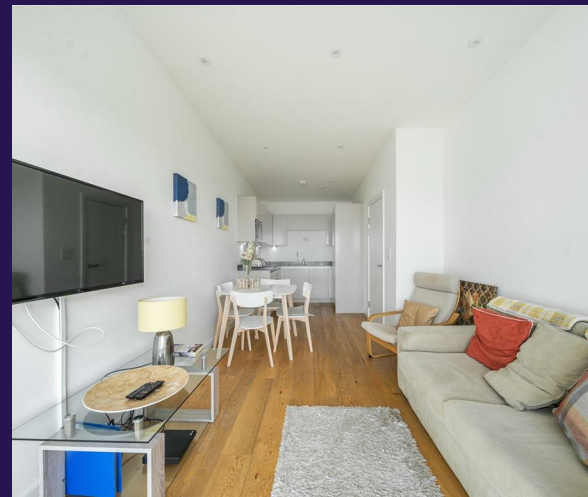
Key Features

- Third Floor Stunning Coastal Apartment
- Private Balcony Enjoy Breathtaking Sea Views
- Allocated Off Street Parking Space
- Open Plan Living Space
- Successfully Operating As a Holiday Let
- Chain Free

Location

Acorn Blue's development One Lusty Glaze won 5 Star Gold for 'Best Residential Development Cornwall' at the UK Property Awards sponsored by The Telegraph.

Lusty Glaze Road can be found in an enviable location off Henvor Road close to the Chester Road shopping complex, and a short walk to the Newquay Town Centre. Porth Beach and the iconic Barrowfields are in close walking distance of the property. Overlooking the stunning Newquay Bay and it's magnificent coastline with unobstructive views out over the Atlantic Ocean, this property is in the perfect location to access all that Newquay has to offer. The town of Newquay benefits from a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.





Entrance Hall

Wooden door to communal entrance hall. Electric door entry system. Under floor heating. Storage cupboard with plumbing for Doors to subsequent accommodation.

Open Plan Living Space

Lounge area. Double glazed window and doors leading out on to a private balcony enjoying uninterrupted stunning sea views. Under floor heating. Opening to

Kitchen

A fully fitted high gloss kitchen with a range of base, wall and drawer units with granite work surfaces over. Inset stainless steel sink unit with mixer tap. Integrated electric oven, hob and extractor, microwave and fridge freezer.

Bedroom One

Double glazed window and doors leading out on to a private balcony enjoying uninterrupted stunning sea views. Under floor heating.

Family Bathroom

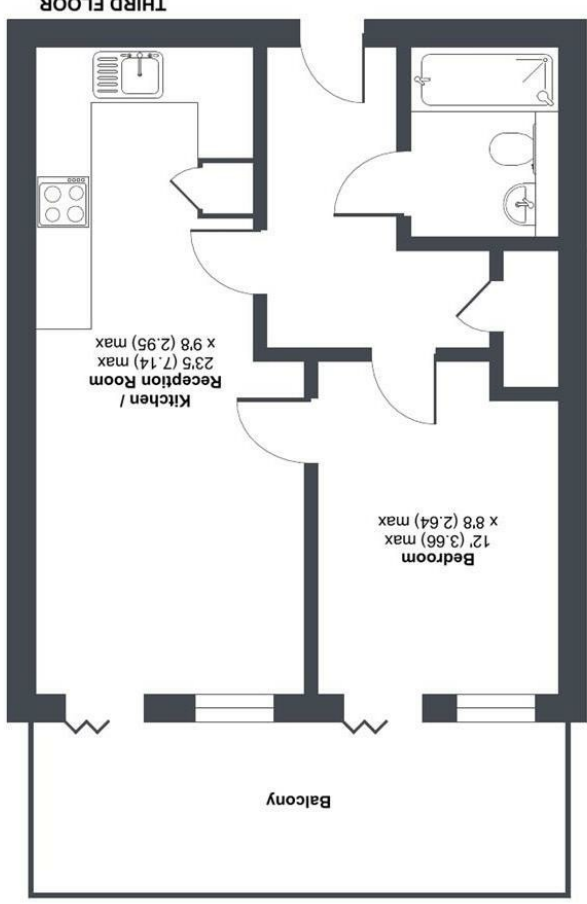
Panel bath with mixer tap and mains overhead shower and screen. Close coupled WC with concealed cistern and dual flush. Wall mounted wash hand basin with mixer tap. Heated towel rail. Extractor fan. Shaver point.

Agent Note

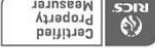
Annual ground rent currently set at £300.00 per annum. Service charge currently set at £1560.00. Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

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Approximate Area = 439 sq ft / 40.8 sq m
For identification only - Not to scale



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: 1079370



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Energy Efficiency Rating	
Current	Potential
82	82

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (82 plus)	
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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