



40 Zinc, Headland Road, Newquay, TR7 1FD

david ball  
 Agencies



Welcoming to the market is this two DOUBLE bedroom apartment on the sought after Headland Road enjoying views over Newquay Bay and beyond. This immaculate apartment has two double bedroom one with en-suite, a family bathroom and modern open plan kitchen/living/dining area. the property is finished of with two balconies. Viewing is highly recommended.

## Guide Price £350,000 Leasehold

### Key Features

- Coastal Apartment
- 400 Meters To Fistral Beach
- Sea Views from Both Balconies
- EPC- B
- Open Plan Living Space
- Close to Town Centre
- Allocated parking space
- Chain Free

### Location

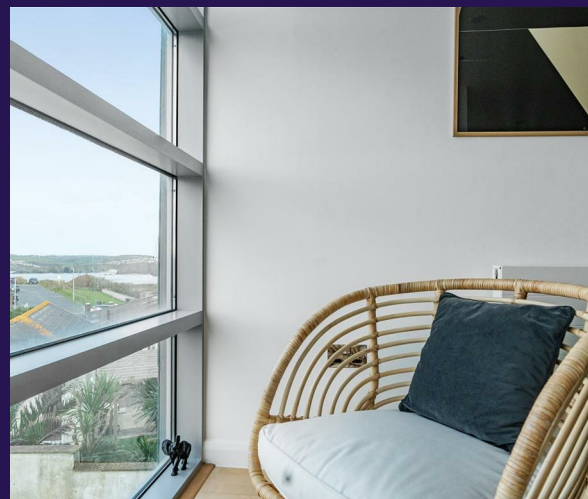
Zinc is located at the heart of bustling Headland Road, the gateway to the world famous Fistral Beach which hosts a number of fashionable outlets and restaurants including Rick Stein and the Fish House. Situated a stone's throw from this hive of activity, the property gives you an oasis of calm and seclusion which comes with Cornish coastal living.

The property is in close proximity to the River Gannel Estuary which is steeped in natural wildlife and Newquay heritage. Newquay town centre is within a half mile of the property and offers a range of shopping and banking facilities as well as an array of 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 property.

### Entrance Hallway

12'11" x 10'9" (3.95 x 3.29)

Wooden door providing access to the communal entrance hall. Radiator. Electric door entry system.





## Living Space

**22'6" x 20'7" (6.86 x 6.29)**

A modern fitted kitchen with a range of base, wall and drawer units. Quartz stone work surfaces over with inset stainless steel sink unit with mixer tap. Integrated electric oven with four ring gas hood over, extractor fan, integrated fridge, freezer and dishwasher. Radiator.

This flows into the open plan lounge/diner with double glazed bi-fold doors opening onto the balcony overlooking Newquay Bay.

## Bedroom One

**11'6" x 10'5" (3.52 x 3.19)**

Double glazed double patio doors providing access to the balcony which enjoys views over Newquay Bay. Radiator.

## En-suite

**6'4" x 6'0" (1.94 x 1.83)**

Walk in shower unit with mains overhead shower and screen. Wall mounted concealed system WC with dual flush. Wall mounted wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Shaver point. Extractor fan.

## Bedroom Two

**11'6" x 9'1" (3.52 x 2.77)**

Double glazed double patio doors providing access to the balcony which enjoys views over Newquay Bay. Radiator.

## Bathroom

**8'9" x 6'5" (2.68 x 1.96)**

Panel bath with mixer tap along with mains overhead shower and screen. Wall mounted WC with concealed system with dual flush. Wall mounted wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Shaver point. Extractor fan. Storage cupboard with plumbing for washing machine.

## The Complex

Two lifts access all the floors from either side of the building. In the underground garage, there is the communal bin store, communal surf store and post boxes. Outside to the right of the building is a surf shower.

## Services

The following services can be found at the property: mains electricity, mains gas, water and drainage, however, we have not verified any of the connections.

## Leasehold Information

Remainder of a 999 year lease

Service charge £2673 pa.

Ground Rent: £250 pa

## Agents Note

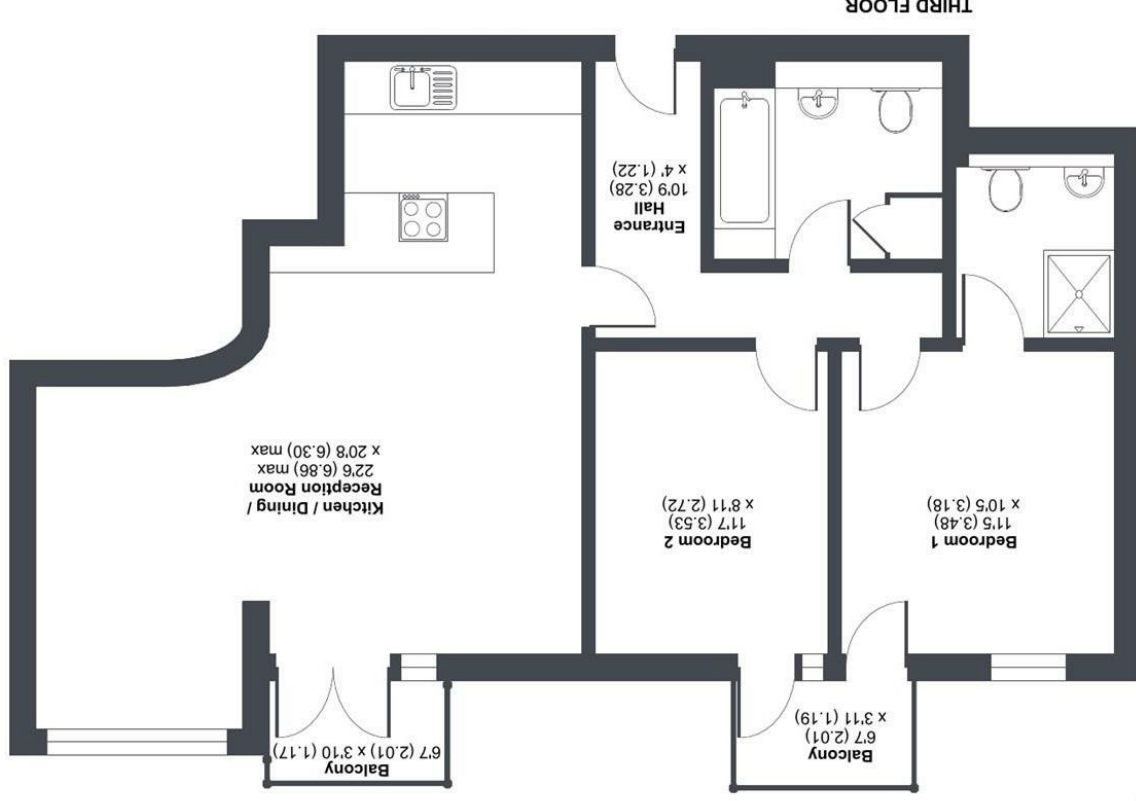
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.



# Headland Road, TR7

Approximate Area = 791 sq ft / 73.5 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 2024. Produced for David Ball Agencies. REF: 1090459

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| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 83                       | 85        |

| 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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