



14, Bredon Court, Newquay, TR7 1AW

david ball  
Agencies



An immaculately presented 1537 sq ft three double bedroom with principle en-suite first floor apartment boasting beautiful views across Newquay Golf Course to Fistral beach and the horizon beyond allowing you to appreciate the stunning sun sets. Set in the gated Bredon Court development the flat benefits from two separate balconies, spacious lounge/diner, kitchen with built-in appliances, family bathroom, allocated parking space and generous personal underground storage cage. Established holiday let. No ongoing chain.

## Guide Price £695,000 Leasehold

### Key Features

- 1537 sq ft THREE DOUBLE BEDROOM APARTMENT
- Two separate balconies with breathtaking views
- Personal underground surf storage
- Successful holiday let
- CHAIN FREE
- Gated allocated parking
- Principle en-suite
- Within 500m of Fistral Beach and Newquay Harbour

### Location

The gated entrance to Bredon Court can be found off Tower Road opposite the junction for Hope Terrace and next to Newquay Golf Club. Tower Road can be found off Mount Wise, Gannel Road, Pentire Road, Fore Street and Beacon Road in Newquay. The town of Newquay benefits from a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and night clubs. The town also benefits from an historic working picturesque 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 Hallway

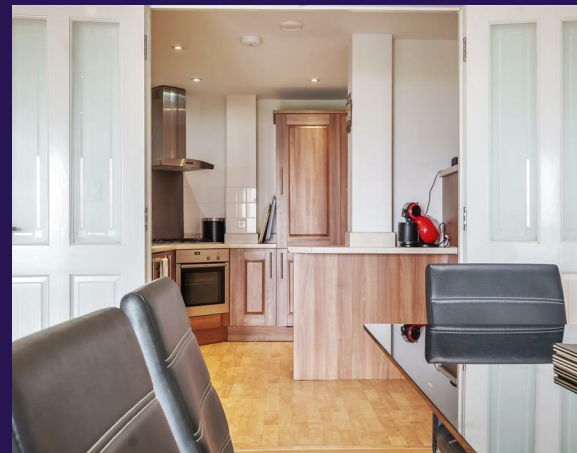
Radiator. Wall mounted video intercom security system. Telephone point. Heat sensor. Smoke alarm. recess down lighters. Door to large airing cupboard/store with wall mounted Keston gas combination boiler. Heating / hot water timing controls. Ceiling light point. Coat hooks within. The hall has an oak effect flooring and doors to all rooms.

### Lounge

Power coated double glazed sliding patio doors to the front aspect providing stunning views over Newquay Golf Course, Fistral Beach, views of the Headland Hotel and the sea beyond. Also proving access to the main balcony. Powder coated double glazed window to the side of the patio door to the front aspect also with stunning views. Two radiators. Gas point. Telephone point. Television point. Sky point. Heating thermostat. Recessed down lighters. Timber and decoratively obscured glazed double doors through to kitchen. Continuation of attractive oak effect flooring. Smoke alarm.

### Balcony

Chrome style and wood balustrade with plate glass panels. Decked flooring. Outside light. Outside power point.







### **Kitchen**

An attractive fitted kitchen with wood wall mounted units, cornice and pelmet with contemporary pelmet lighting. Matching base units incorporating drawers with laminate work surface over. Additional breakfast bar with matching laminate work surface and single base unit storage under. Mid height unit to side with shelving within and laminate work surface over. Inset stainless steel one and half bowl sink and drainer with mixer tap over. Matching splash back. Inset brush steel four ring Neff gas hob with brush steel Neff extractor hood over and integral Neff electric oven below. Brush steel splash back. Additional appliance including built in fridge/freezer, built in Neff dishwasher, built in Neff washing machine and a built in eye level microwave. Radiator. Recess down lighters. Smoke alarm. extractor. Wood effect flooring.

### **Bedroom One**

Power coated double glazed patio door to the front aspect with glorious golf course and Fistral Beach/seaviews and providing access onto the balcony. Radiator. Two ceiling light points. Television point. Walk in wardrobe with oak effect flooring which comprises of a built in wardrobe with three doors, shelf and clothes hanging rails within. Additional large wardrobe with sliding mirrored door. Built in dresser with drawers, mirror and light over. Ceiling light point. Door to en-suite

### **En-suite**

White suite comprising of a low level WC with concealed cistern. Wash hand basin with chrome style mixer taps set on a vanity style unit with laminate shelf. Open storage and cupboard under. Mirror, shaver light and point over. Mains fed shower with shower screen, tiled within. Chrome style towel radiator. Tiling to walls with border. Slate effect tiling to floor. Recess down lighters. Extractor.

### **Bathroom (Jack and Jill Style)**

White suite comprising of a low level close coupled WC. Bath with side and end panel with bath/shower mixer tap over. Folding glass shower screen. Wash hand basin with chrome style mixer tap set on a vanity style unit with laminate shelf, open storage and cupboard under. Mirror, shaver light and point over. Chrome style towel radiator. Slate effect ceramic tiling to floor. Tiling to walls with dado height border. Recess down lighters. Extractor. Door to hall and door to bedroom two.

### **Bedroom Two**

Power coated double glazed window to the rear aspect. Radiator. Ceiling light points. Door to bathroom.

### **Bedroom Three**

Two powder coated double glazed windows to the rear aspect. Radiator. Two ceiling light points.

### **Externally**

A driveway leads from Tower Road then via the electrically operated entrance gates into the communal brick paved carpark. There is an allocated car park space for the apartment within the gated car park and six visitors spaces located outside the main gates. Communal pathway, bin stores and access to the underground storage area. The underground storage area comprises of entrances and exits to the front and back of the building and individual allocated metal storage cages.

### **Bredon Court**

The apartment benefits from an allocated parking space in the gated communal car park and a personal under ground storage cage. There are communal gardens, driveway, footpaths, entrances, hallways, stairways, lift, bin store, car park and communal underground storage area.

### **Lesaehold Information**

The property has a 999 year lease which commenced in 2008.

Service charge: £3,675.00pa

Ground rent: £100.00pa

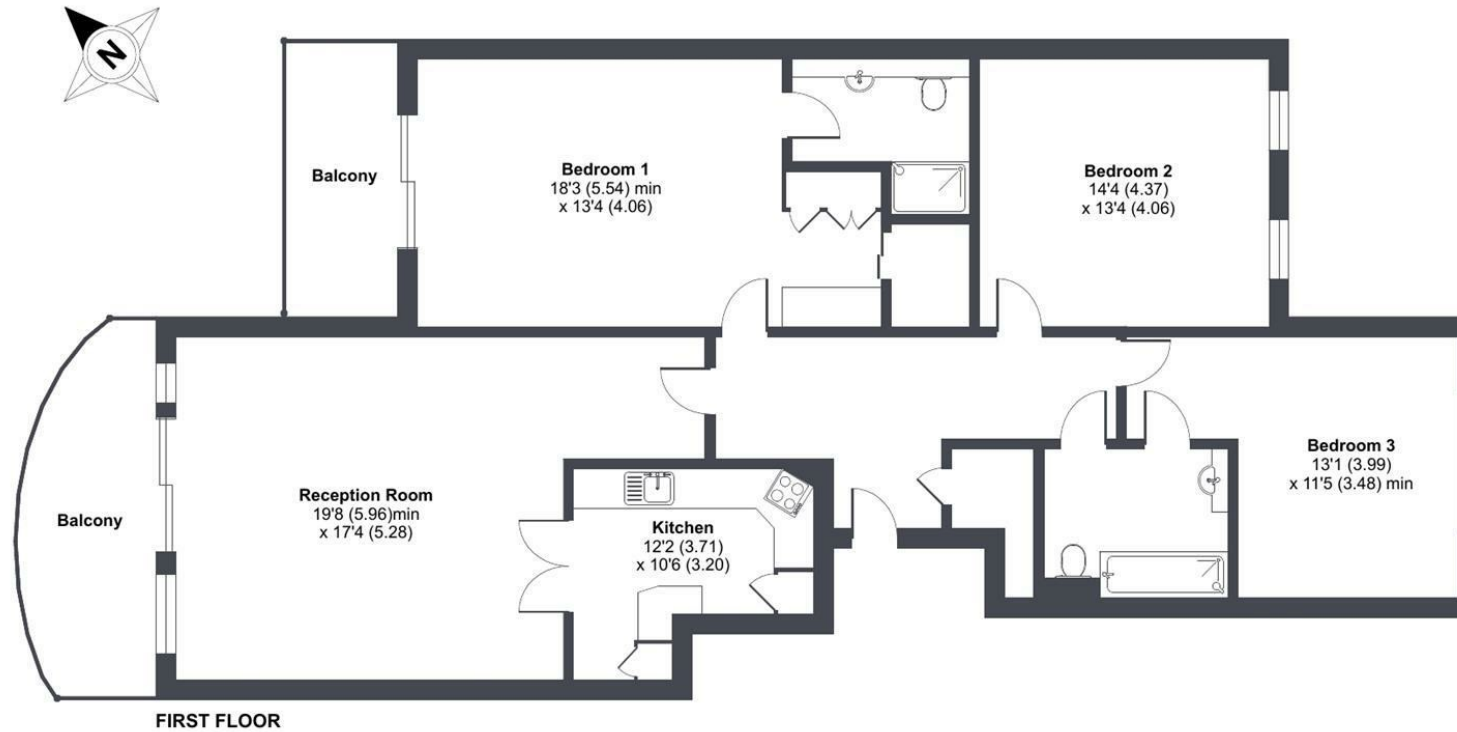
### **Agents Note**

The following services can be found at the property: mains electricity, mains gas, metered mains water and mains drainage. Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

# Bredon Court, Tower Road, Newquay, TR7

Approximate Area = 1537 sq ft / 142.7 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). © nichecom 2023. Produced for David Ball Agencies. REF: 1029267

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**david ball**  
Agencies



rightmove

Zoopa.co.uk

PrimeLocation.com

01637 **850850**  
www.davidballagencies.co.uk

Connecting People & Property Perfectly

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

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.