



Flat 3 Whitewater Apartments, Narrowcliff, Newquay, TR7 2RZ

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Agencies

A third floor apartment with an enviable front facing corner position with spectacular panoramic sea and coast views as well as across to Newquay Harbour. Open plan living space that enjoys the views, two double bedrooms with built in storage and principal en-suite as well as a separate bathroom and utility room. Viewing is a must!

## Guide Price £385,000 Leasehold

### Key Features

- Stunning views
- Successful Holiday Let
- Partly furnished
- Mains gas central heating
- Additional private and communal storage
- Two double bedrooms
- Underground parking space
- Close to town centre
- Aluminium double glazed windows





## The Property

This apartment is currently a very successful holiday let, and would be the perfect investment opportunity. Upon stepping into the apartment, you're greeted by a generously proportioned hallway featuring fitted storage, a secure telephone intercom system, and providing access to all rooms. The heart of the apartment is the expansive open-plan lounge/diner, boasting ample space for both relaxation and dining. Flooded with natural light, thanks to corner windows through which Newquay Harbour and Towan Headland can be seen, and the patio doors opening onto the balcony where panoramic views of Newquay Bay and the north Cornish coastline that extend all the way to Trevoze Lighthouse. The fully equipped kitchen boasts modern walnut-style fitted units and integrated appliances, including an electric oven, four ring gas hob, extractor, dishwasher, fridge and freezer.

Both bedrooms are spacious doubles with built in wardrobes. The principal bedroom, offers views Newquay Harbour and Towan Headland, whilst also features its own fully fitted shower en-suite. Completing the accommodation is a separate fully fitted family bathroom.

## Location

Perched opposite the Barrowfields, Whitewater Apartments is a contemporary development just 200m from Tolcarne Beach and 500m to both Lusty Glaze and Great Western beaches. Within walking distance from Chester Road's bustling shopping district as well as the vibrant town center in the other direction. Offering sweeping vistas of the sea and the picturesque north Cornish coastline, Whitewater Apartments provide an idyllic setting for a family getaway or a holiday retreat. With cliffs, beaches, local schools, and public amenities all within walking distance, experience the charm of the north Cornish coast in Newquay.

## The Development

The building is serviced by a lift to all floors and has secure gated underground parking, this property having its own allocated space as well as basement storage both privately and communally.

## Leasehold Information

125 year lease from 2009

Annual ground rent is currently in the form of an indemnity insurance due to the "absent landlord"

Annual service charge of £2,336 for 24/25

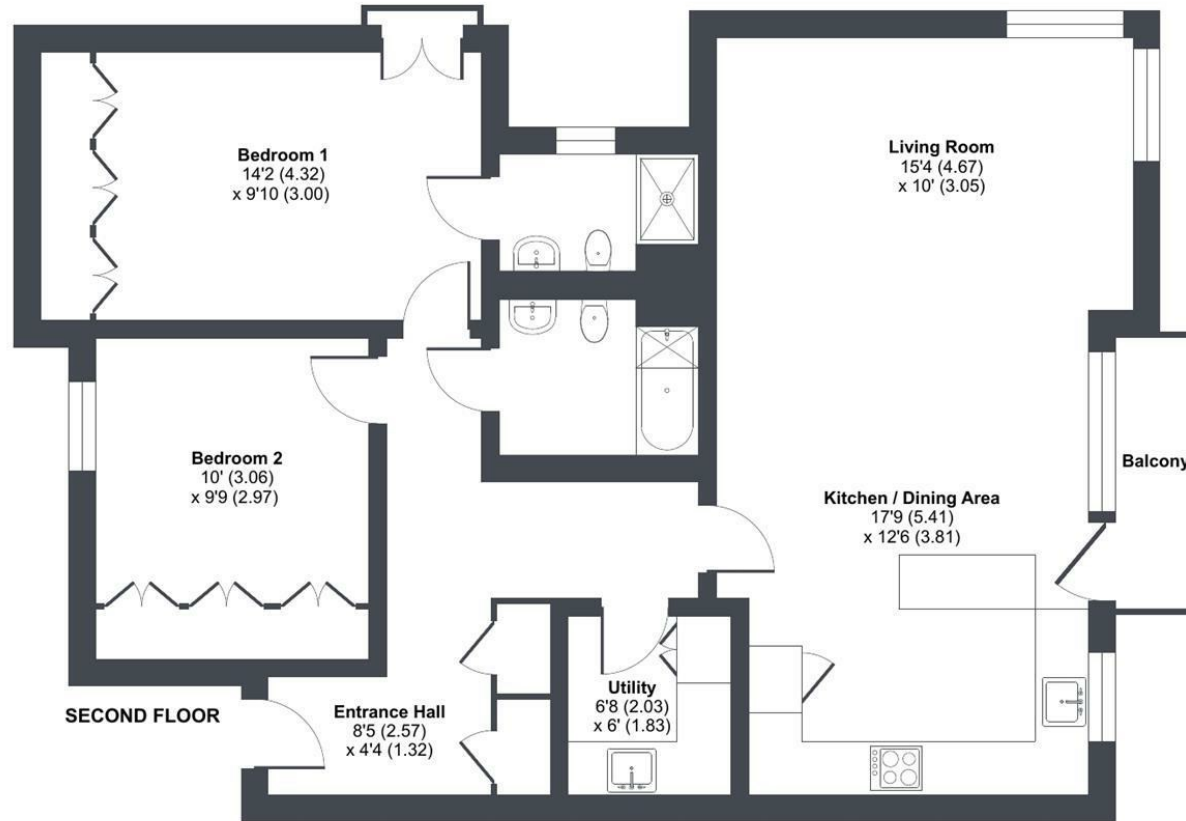
Annual Building insurance £300 for 24/25

Managing Agent: Penina Management

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Approximate Area = 974 sq ft / 90.5 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Ball Agencies. REF: 1105171

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(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	

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