



2 Waves, Watergate Bay, Newquay, TR8 4AY

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Agencies

An exciting and rare opportunity to purchase this modernised two bedroom apartment in the heart of Watergate Bay, currently operated as a successful holiday let. The property benefits from stunning sea views across the bay, uPVC double glazing, underfloor heating throughout and private cage storage with communal showers and bike rack. Comprising two bedrooms, an open plan living space, large south facing balcony and a communal area suitable for BBQ's, this property is the ideal Holiday let investment or second home. An under-croft allocated parking space is the finishing touch to this beautiful apartment. Early viewing is highly recommended.

Guide Price £450,000 Leasehold - Share of Freehold

Key Features

- CHAIN FREE
- INCREDIBLE SEA VIEWS
- SOUGHT AFTER AREA
- UNDER FLOOR HEATING
- SOUTH FACING BALCONY
- ALLOCATED UNDER-CROFT PARKING
- LUCRATIVE HOLIDAY LET
- COASTAL LOCATION
- STORAGE AND SHOWER FACILITIES
- LIFT ACCESS

LOCATION

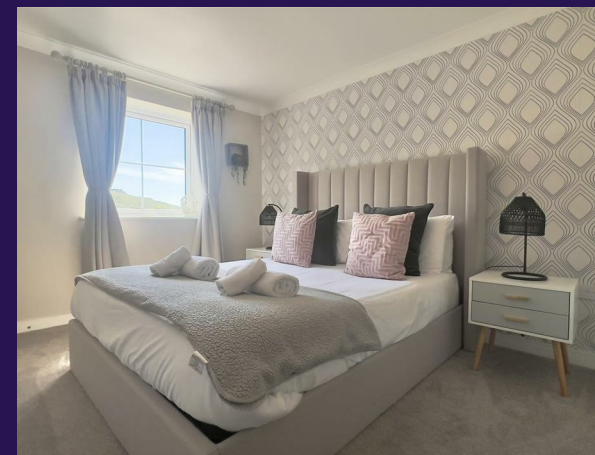
Apartment 2 is a modern, refurbished front facing first floor apartment in the heart of the sought after Watergate Bay, and benefits from its beautiful surfing beach, A choice of four excellent restaurants, The Extreme Academy and The Watergate Bay Hotel. The quaint fishing village of Padstow is within eight miles of the property and the coastal resort town of Newquay is approximately five miles distance with an array of fashionable bars, nightclubs and restaurants and plenty of leisure activity centres for all to enjoy. The town also boasts a historic picturesque working fishing harbour and some of Europe's finest coastline and beaches. There is a bus and railway service to outlying areas and Newquay Airport is approximately two and a half miles from Watergate Bay.

ACCOMODATION IN DETAIL

ENTRANCE HALLWAY

19'6" x 3'2" max (5.95m x 0.97m max)

Wooden entrance door to communal hallway. Telephone main door entry system. Thermostat. Storage cupboard housing immersion tank. Doors to subsequent accommodation.





SHOWER ROOM

7'1" x 5'10" max (2.16m x 1.78m max)

Feature glass brick borrowed light window from living area. Wall mounted wash hand basin set on wall mounted vanity unit with LED mirror above. Low level WC with dual flush. Walk in double shower unit with electric shower and glass screen. Extractor. Heated towel Radiator. Partially tiled walls. Tiled floor.

OPEN PLAN LIVING AREA

KITCHEN/DINER (L-Shape)

12'5" x 12'0" max (3.81m x 3.67m max)

Wooden entrance door from entrance hallway. Modern fitted kitchen including a range of wall base and draw units with square edge quartz stone work surfaces and upstand, undermounted stainless steel sink with mixer tap and milled drainage. Electric oven with four ring electric hob, extractor hood and quartz stone splashback. Two electric radiators.

LOUNGE

14'1" x 9'10" max (4.31m x 3.02m max)

uPVC double glazed French patio doors to balcony with unobstructed sea views of the famous Watergate Bay beach and the sea beyond.

BALCONY

20'3" x 8'10" max (6.19m x 2.7m max)

South facing wooden decked balcony with stainless steel uprights and tinted glass with wooden balustrade. Spectacular views across Watergate bay and the sea beyond.

PRINCIPAL ROOM

13'10" x 11'1" max (4.22m x 3.38m max)

uPVC double glazed window to front elevation with gorgeous sea views over Watergate Bay.

BEDROOM TWO

8'8" x 7'1" max (2.66m x 2.18m max)

uPVC double glazed window to front elevation with sea views.

EXTERNALLY

To the rear is the communal gardens with seating areas to appreciate the stunning sea views and across Newquay Bay. An allocated under-croft parking space to the front and communal area housing the personal storage cage, communal shower and bike racks.

SECOND HOME/HOLIDAY USE

This apartment cannot be used as a permanent home as there is a covenant restricting its use to a second home, or holiday let.

LEASEHOLED INFORMATION

Lease Term - 999 Years from 2005

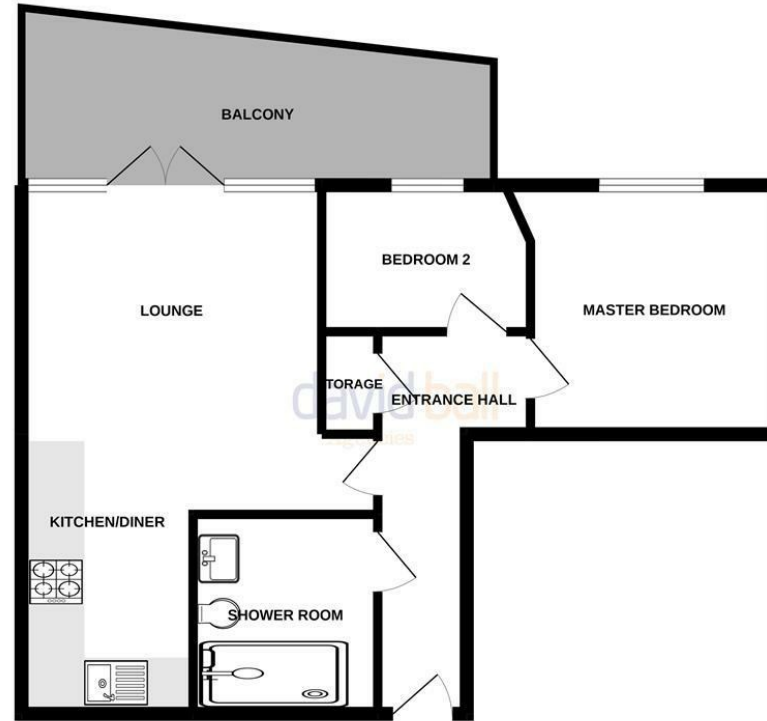
Service Charge - £2,553.81 per annum

COUNCIL TAX -

AGENTS NOTE

The following services can be found at the property: mains electricity, water and drainage, however, we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquires.

GROUND FLOOR



APT 2 WAVES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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