



Apartment 2, 236 Henvver Road, Newquay, TR7 3EH

david ball  
Agencies

A rare and exciting opportunity to purchase this modern, two double bedroom apartment built to a high-specification and comprising an open plan living area with access to the south facing balcony, two double bedrooms with a principal en-suite and separate shower room. Suitable for a diverse range of buyers including an investment opportunity, first home or as a second home away from home. Early viewing is highly recommended.

**£355,000 Leasehold**

## Key Features

- Brand New Modern Two Bedroom Apartment
- Principal En-Suite Bedroom
- Contemporary Fully Tiled Bathrooms
- Modern Fitted Kitchen
- South Facing Balcony
- Allocated Parking
- Secure Entry Door System
- Ideal First Time Buyer or Investment Opportunity

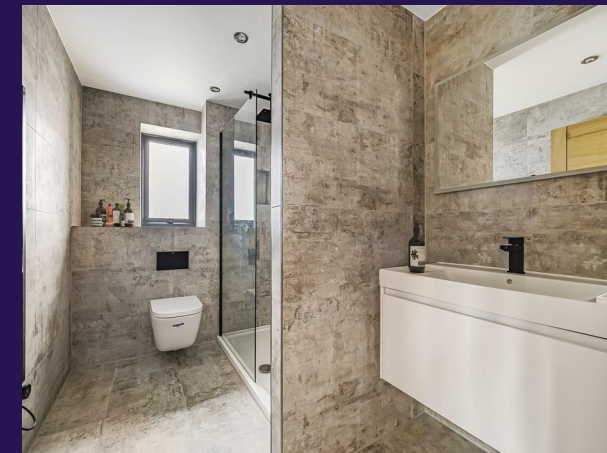
## Location

Henver Road is one of the two main routes into Cornwall's premier holiday resort. It is close to the shopping centre at Chester Road, the beaches at Lusty Glaze and Tolcarne, the Barrowfields and Newquay town centre is a level walk. The senior schools of Treviglas and Tretherras along with the St Columb Minor Academy are in close proximity of the property. 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 entrance door from communal hall. Storage cupboard housing immersion tank. Telephone entry door system. Electric Radiator. Doors to subsequent accommodation.

## Open Plan Living Area





### **Kitchen**

uPVC double glazed windows with patio doors with Juliet balcony. Modern fitted kitchen to include a range of wall, base and drawer units with Quartz stone worktops and undermounted stainless steel sink with mixer tap and milled drainer. Integrated appliances to include AEG electric oven and grill, induction hob with extractor above, fridge freezer, dishwasher and washing machine.

### **Lounge**

Dual aspect double glazed uPVC windows with patio doors leading to the balcony. Electric radiator.

### **Bedroom 1**

uPVC double glazed window to front. Electric radiator. Door leading to

### **En-Suite**

uPVC double glazed opaque window to side. Concealed cistern WC with dual flush. Wall mounted wash hand basin with mixer tap, set within a vanity unit with storage below, and LED light up mirror above. Shower unit with bi-fold glass doors and electric rainfall style shower. Fully tiled floor and walls.

### **Bedroom 2**

Dual aspect double glazed window to front and side. Electric radiator.

### **Balcony**

Patio tiled floor with glass surround.

### **Leasehold Information**

999 Year Lease

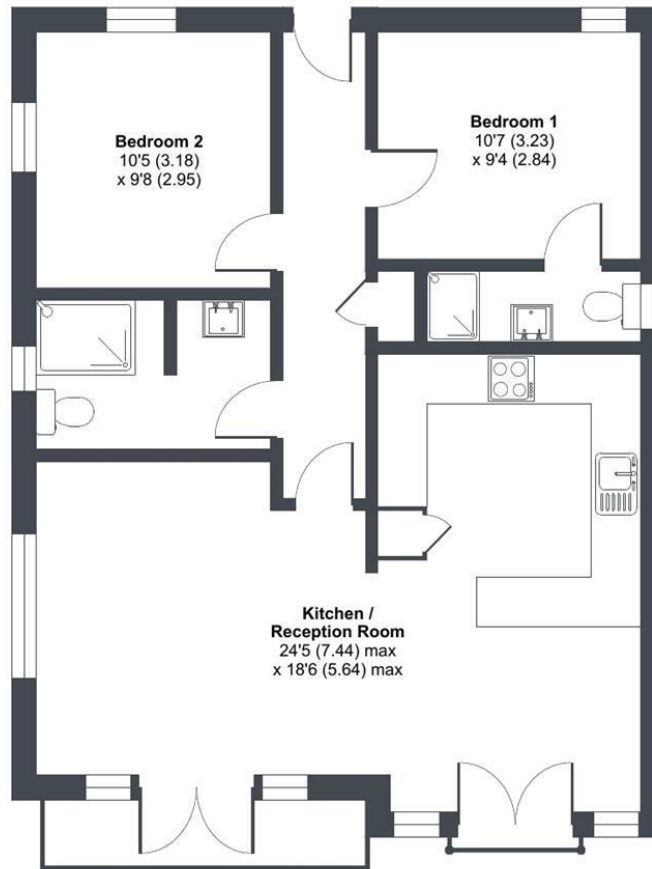
Service Charge - £1,000pa

Ground Rent - £200

# Henver Road, Newquay, TR7

Approximate Area = 750 sq ft / 69.7 sq m

For identification only - Not to scale



FIRST 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: 1118210

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(38-54) <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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