



Apartment 1, 236 Henvver Road, Newquay, TR7 3EH

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Agencies

An exciting opportunity to purchase this ground floor, modern, one bedroom apartment comprising an open plan living space, double bedroom and contemporary shower room. This stunning apartment benefits from a single allocated parking space and a private sun terrace accessed through the open plan living space makes this the ideal first home, investment opportunity, or as a second home. Early viewing is highly recommended.

**£240,000 Leasehold**

### Key Features

- Ground Floor Apartment
- Open Plan Living Area
- Contemporary Shower Room
- Secure Door Entry System
- Private Sun Terrace
- Double Bedroom
- Modern Fitted Kitchen
- Allocated Parking

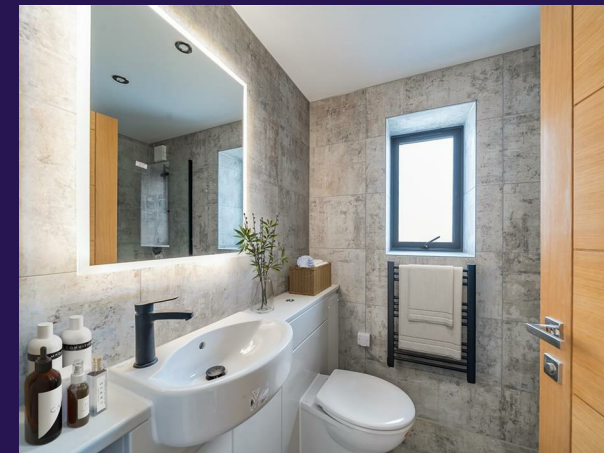
### Location

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. Doors to subsequent accommodation. Electric Radiator. Telephone entry system.

### Open Plan Living Area





### **Lounge**

uPVC double glazed window and patio door opening onto the south facing sun terrace. Electric Radiator.

### **Kitchen**

Modern fitted kitchen to include a range of wall, base and drawer units with Quartz stone worktops and undermounted stainless steel sink with milled drainer. Integrated appliances to include AEG electric oven with induction hob and extractor above, slimline dishwasher, washing machine and undercounter fridge.

### **Bedroom One**

Dual aspect uPVC double glazed window to front and side.

### **Bathroom**

uPVC double glazed opaque window. Walk in shower unit with electric overhead shower. Wall mounted wash hand basin with mixer tap and vanity unit below. LED mirror above.

### **External**

Externally the property offers allocated parking and a large private sun terrace accessed through the open plan living area.

### **Leasehold Information**

999 Year Lease

Service Charge - £1,000pa

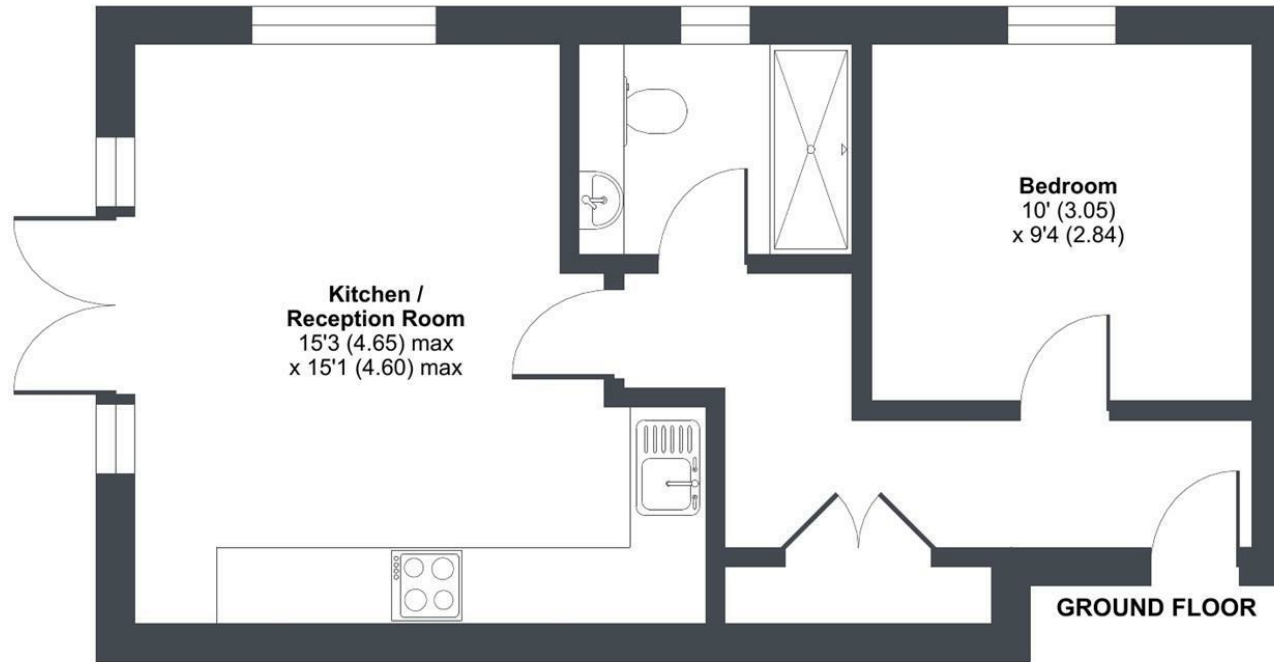
Ground Rent - £200



# Block 2, Apartment 1, Henver Road, Newquay, TR7

Approximate Area = 431 sq ft / 40 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 2024. Produced for David Ball Agencies. REF: 1118215

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(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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