



Apartment 42 Zinc, 2-10 Headland Road, Newquay, TR7 1FD

**david ball**  
Agencies



An exciting opportunity to purchase this two bedroom contemporary third floor apartment on the famous Headland Road leading to Fistral Beach. Located within the Zinc complex, this light and airy apartment offers views over Newquay Golf Course, which can be enjoyed from the open plan living space and the private south facing balconies. Further comprising two double bedrooms, principal en-suite and a family bathroom. The complex offers an outside shower area and communal storage shed suitable for surfboards and bikes. This versatile property is currently a primary residence but would also suit successful holiday letting, or a coastal bolt hole. Early viewing is highly recommended. No onward chain.

## Guide Price £379,000 Leasehold

### Key Features

- Third floor apartment
- Principal en-suite
- Sea views to Fistral Beach and Newquay Harbour
- Holiday let potential
- 235m to Newquay's Harbour
- Two double bedrooms
- Two South facing balconies
- Secure underground parking for one car
- 435m to Fistral Beach
- Communal bike & surf store

### Location

This spacious, contemporary style apartment is located on the ever popular Headland Road and has south facing views of Newquay Golf Course and Fistral Beach, which is only 435m away. Newquay benefits from a range of extensive amenities. The town also boasts an historic working picturesque fishing harbour with it's own street food market, which is within just 235m of Zinc. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

### Open Plan Living Space

Double glazed double doors with views overlooking Newquay Golf Course and beyond as well as providing access to your own South facing private balcony. Radiator. Modern fitted kitchen with a range of base, wall drawer units with stone work surfaces. An integrated electric oven with four ring gas hob and extractor over. Integrated undercounter fridge and freezer along with a dishwasher. stone work surfaces with a inset stainless steel sink unit with mixer tap. Engineered wood flooring throughout.

### Bedroom One

Double glazed window to the Front elevation enjoying sea views. Double glazed door to balcony. Radiator.







### **En-suite**

Walk in shower unit with mains overhead shower and glass screen. Wall mounted concealed system WC with dual flush. Wall mounted wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Shaver point. Extractor fan.

### **Bedroom Two**

Double glazed window to the front elevation, double glazed door to balcony. Radiator.

### **Bathroom**

Single panel bath with a mains over head shower with screen and mixer tap. Close couple WC with dual flush. Wall mounted wash hand basin. Part tiled walls. Heated towel rail. Utility cupboard housing the gas central heating boiler and space for a washing machine.

### **Balconies**

South facing with views over Newquay golf course towards Fistral Beach, stainless steel and glass balustrades as well as resin bound flooring.

### **Leasehold Information**

999 year lease from 2009

The service charge is currently set at £3096.80 per annum with a ground rent of £250.00 per annum. Please note these are subject to annual review/increase.

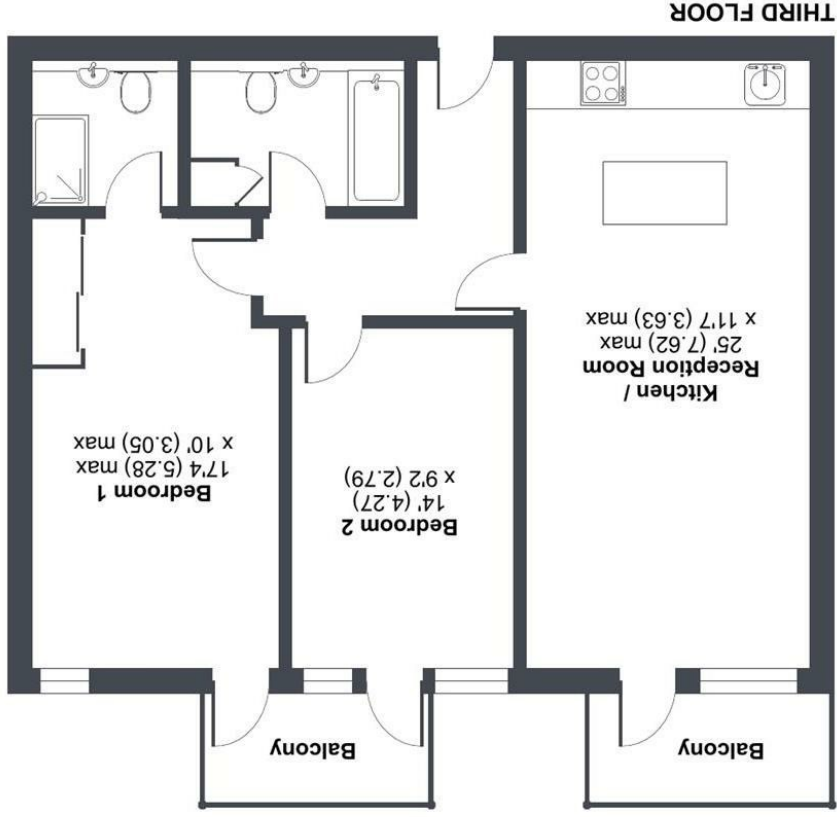
EWS1 rated satisfactory so therefore mortgageable.



# Headland Road, Newquay, TR7

Approximate Area = 800 sq ft / 74.3 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). © nchecom 2024. Produced for David Ball Agencies. REF: 1133194

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Energy Efficiency Rating	
Current	Potential
83	85

England & Wales	
EU Directive 2002/91/EC	
A	Very energy efficient - lower running costs
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	

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