



2, Ashton Court, Newquay, TR7 3HS

david ball  
Agencies

Spacious and well presented ground floor 2 bedroom apartment with garage and parking, on the edge of Newquay, at the top of St Columb Minor conveniently located close to shops, schools and bus links. Perfect for first time buyers or investors.

**Guide Price £199,950 Leasehold -**

## Key Features

- CHAIN FREE
- Two double bedrooms
- Lounge/Dining
- Communal parking
- Spacious ground floor apartment
- Separate kitchen
- Single garage in block
- Gas central heating

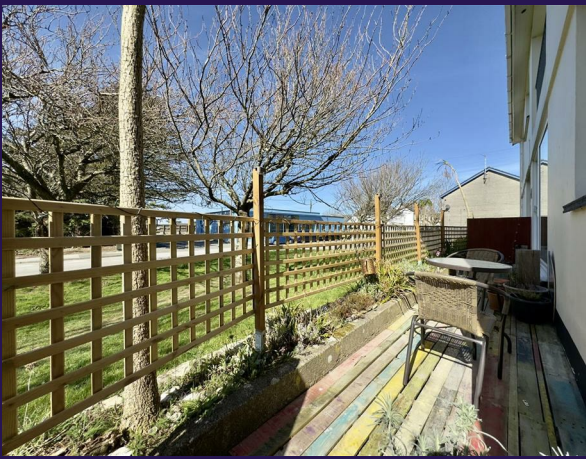
## Location

Located on the outskirts of Newquay, just a short distance from Porth Beach, this apartment is ideally situated, the property is within easy reach of two secondary schools, two primary schools, a post office, and a Co-op conveniently located just down the road.

Porth is a sought-after location, popular with both locals and holidaymakers. Its stunning, sheltered beach is framed by headlands on either side, providing a picturesque setting. Nearby, Porth Island—accessible via a narrow footbridge—offers breathtaking views back towards Newquay and along the coast towards Trevoze Head.

The area boasts a selection of cafes, a family-friendly pub situated right on the beach, a beach shop, and a boutique clothing store. For further amenities, Newquay town centre is just a short drive away, offering a variety of shops, restaurants, and cafes. Additionally, the vibrant new development of Nansledan, home to an array of unique cafes and independent shops, is within easy walking distance. Newquay Airport is also only a few miles away, providing excellent travel links.





## Entrance Hallway

Coming in through the personal entrance door you are provided access to all the accomodation. Two storage cupboards.

## Lounge

**17'5" x 12'3" max (5.33m x 3.74m max )**

Dual aspect uPVC windows provide ample natural light to the well sized room. Access from here in to conservatory and then out into the communal gardens.

## Kitchen

**14'0" m x 7'1" m max (4.27 m x 2.16 m max )**

Moder fitted kitchen with a range of base, wall and drawer units. Integrated electric over, with four ring electric hob and extractor over. Inset stainless steel sink unit with mixer tap and drainer. Space for free standing fridge freezer and under counter washing machine.

## Bedroom One

**16'5" x 8'9" max (5.02m x 2.67m max )**

Dual aspect uPVC double glazed windows. Built in wardobes.

## Bedroom Two

**12'5" x 12'3" max (3.79m x 3.75m max )**

uPVC double glazed window. Built in wardrobe.

## Bathroom

**10'4" x 4'10" max (3.16m x 1.49m max)**

uPVC double glazed frosted window. Single panel bath with overhead shower. Pedastal mounted washhand basin. Built in storage. Partially tiled walls.

## WC

**8'3" x 2'11" max (2.52m x 0.89m max)**

uPVC double glazed window. Close couple WC.

## Conservatory/Sun Terrace

**11'8" x 4'1" max (3.58m x 1.26m max)**

Sliding doors leading to communal gardens.

## Leasehold information

999 year lease with 946 remaining

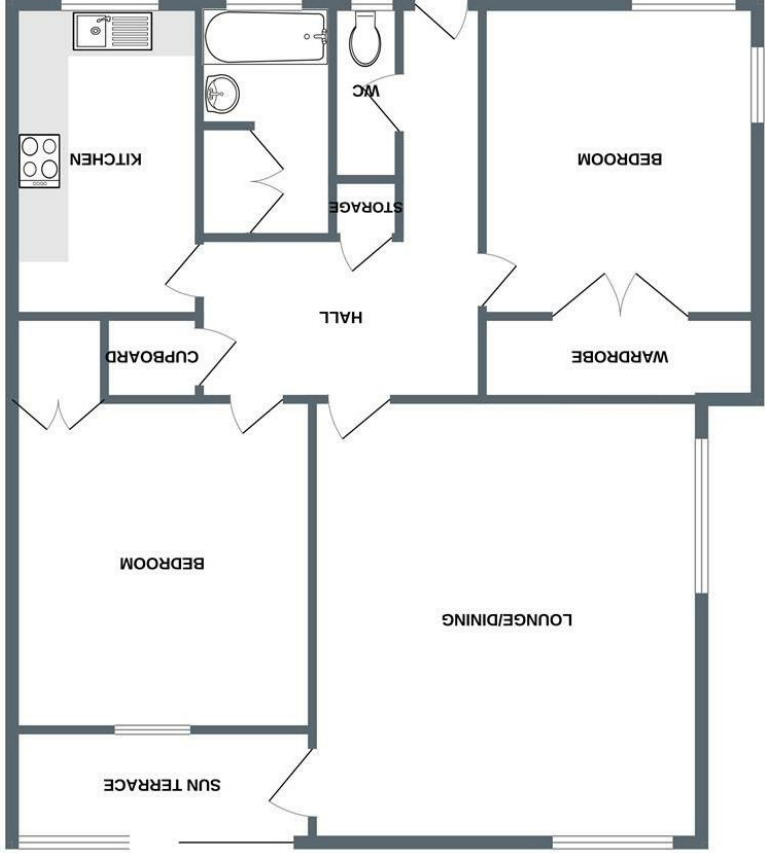
Ground rent is £400 per annum (£100 per quarter) to includes the complex's building insurance and what ever is left goes to minor maintenance jobs.

There is no service charge, instead, the cost of any projects that need carrying out is divided 8 ways between the 8 owners



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 is given as to their operation or efficiency. ©2025 Made with Mapbox

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
| Current                                     | Potential | EU Directive<br>2002/91/EC |
| 74                                          |           |                            |
| 77                                          |           |                            |
| England & Wales                             |           |                            |
| Very energy efficient - lower running costs |           |                            |
| A (82 plus)                                 |           |                            |
| B (81-91)                                   |           |                            |
| C (69-80)                                   |           |                            |
| D (55-68)                                   |           |                            |
| E (39-54)                                   |           |                            |
| F (21-38)                                   |           |                            |
| G (1-20)                                    |           |                            |
| Not energy efficient - higher running costs |           |                            |