



Apartment 20, Zinc, Headland Road,, TR7 1FD

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Agencies

Located on Headland Road is this first floor apartment. The property has open plan lounge/kitchen/dining room with integrated appliances. Two double bedrooms, the principle bedroom having an en suite. The property also has a family bathroom, gas central heating, double glazing and two balconies located off the bedrooms and the lounge. There is laminate flooring throughout with carpets in the bedrooms. Early viewing is highly recommended. NO UPWARD CHAIN

£165,000 Leasehold

Key Features

- First floor apartment
- Two double bedrooms
- Gas central heating
- Balcony
- Close To Newquay Town Centre
- Lounge/kitchen/dining room
- Two bathrooms
- Double glazing
- Close to Fistral Beach
- EPC - B

AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

LOCATION

Located on Headland Road is this immaculate two bedroom contemporary style first floor apartment. The property is in close proximity to the famous Fistral Beach where Rick Stein has opened his latest eatery and with within walking distance of the coastal path and town. The town of Newquay offers 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.

ACCOMMODATION IN DETAIL

COMMUNAL ENTRANCE DOOR WITH INTERCOM ENTRY ACCESSING THE COMMUNAL HALLWAYS, STAIRS AND LIFT

FIRST FLOOR LANDING

Timber door into apartment.

HALLWAY

Wall mounted video and telephone intercom system with door release. Laminate flooring. Doors gaining access to subsequent accommodation.

OPEN PLAN LOUNGE / KITCHEN / DINING ROOM

22'4" x 8'10" plus 12'9" x 8'9" (6.83m x 2.71m plus 3.91m x 2.68m)





KITCHEN AREA

The kitchen has a range of contemporary high gloss base and wall units with reconstituted stone work surface and matching splash back with stainless steel sink and drainer with mixer tap over. Island breakfast bar with four ring gas hob with electric oven and grill under with glass and stainless steel extractor hood over. Integrated side by side fridge and freezer plus dishwasher. Radiator with individual thermostat control.

LOUNGE AREA

Telephone point. Television aerial point. Double glazed door with matching side screen gaining access to enclosed balcony. Inset ceiling lights.

DINING AREA

Spacious dining area having double glazed floor to ceiling windows and a feature curved wall. Radiator with individual thermostat control.

BEDROOM ONE

11'5" x 10'2" (3.49m x 3.11m)

Double glazed floor to ceiling window with a further double glazed door gaining access to the enclosed balcony shared with bedroom two. Inset ceiling light. Radiator with individual thermostat control. Telephone point. Television aerial point. Door gaining access to en-suite.

EN-SUITE

Corner shower unit with glazed door having mains fed shower with waterfall head. Wall mounted wash hand basin with mixer tap over. Close coupled WC. Ladder style radiator. Extractor fan. Inset ceiling light. Ceramic tiling to the floor and wall. Large mirror above the wash hand basin.

BATHROOM

8'9" x 6'5" (2.68m x 1.96m)

Panel bath with mixer tap over with mains fed shower. Glazed shower screen. Wall mounted wash hand basin with mixer tap over. Close couple WC. Ceramic tiling to the floor and to walls. Inset ceiling light. Extractor fan. Ladder style radiator. Door gaining access to cupboard housing gas central heating boiler and automatic washing machine/dryer.

BEDROOM TWO

10'9" x 8'11" (3.29m x 2.73m)

Double glazed ceiling to floor window with double glazed door gaining access to the enclosed balcony shared with bedroom one. Inset ceiling light. Television aerial point. Telephone point. Radiator with individual thermostat control.

AGENTS NOTE

Lease term is 999 years. Ground rent is £250 per annum and the service charge £1800 pa.

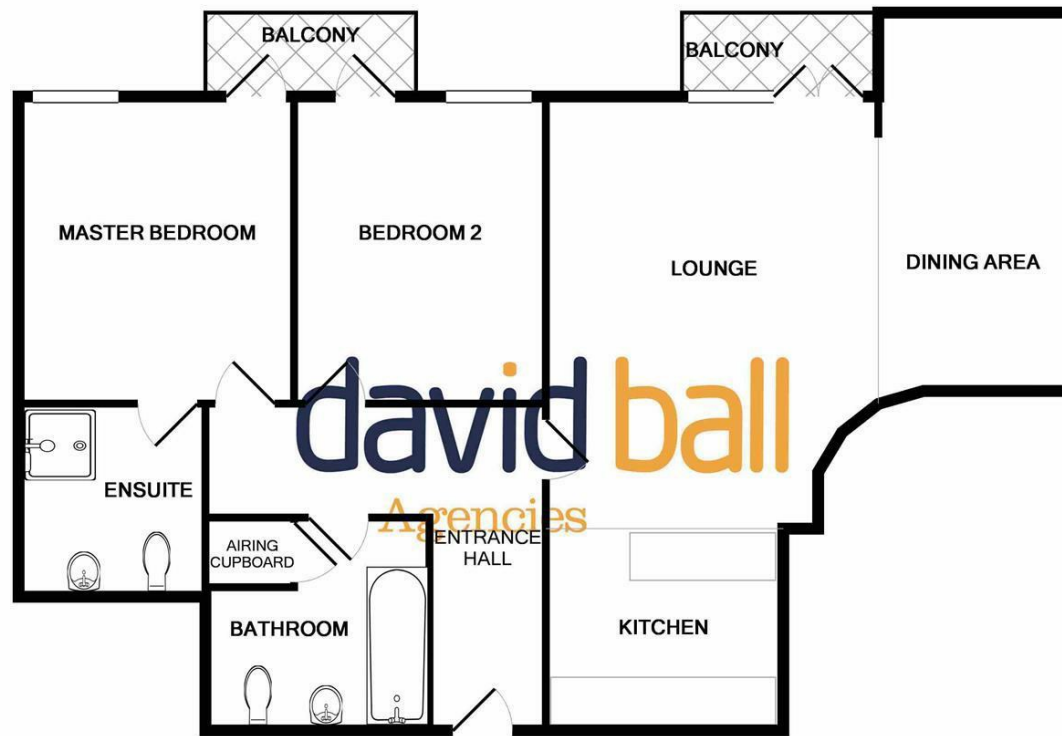
COUNCIL TAX BAND D

SERVICES

The following services can be found at the property : mains electric, mains gas, mains water and drainage, however, we have not verified any of the connections.

AGENTS NOTE

In the underground garage, there is a bin store, communal surf store and post boxes. Outside to the right of the building is a surf shower.



TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(91-100) A		
(81-90) B	86	87
(69-80) C		
(55-68) D		
(48-54) E		
(29-47) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-90) A		
(69-80) B	85	86
(55-68) C		
(48-54) D		
(29-47) E		
(1-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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