



Flat 1, 3-5 Bank Street, Newquay, TR7 1EP

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Agencies

An outstanding renovated duplex THREE bedroom apartment in the heart of Newquay's vibrant town. The property boasts an impressive roof terrace that is to our knowledge unmatched in Newquay town centre residential properties which enjoys sea views across the rooftops towards Trevoze lighthouse as well as stunning exposed original timber beams and stone wall incorporating a log burner. With modern finishes such as the accent matt black fittings and sockets with usb-c charging ports as well as stylish tiling combined with the exposed original features, this is truly a contemporary apartment. Viewing is highly recommended.

## Guide Price £350,000 Leasehold

### Key Features

- Three bedrooms
- Solid Oak worktops
- Newly finished renovation
- Perfect second home
- Furniture included
- Duplex apartment
- Far reaching sea views
- Town centre location
- Potential holiday let
- Appliances included

#### Entrance Hallway

**13'0" x 6'1" max (3.97m x 1.87m max)**

Wooden entrance door from communal hallway. Door to third bedroom and cloakroom. Stairs to first floor landing.

#### Bedroom Three

**9'10"ax x 5'7" max (3.01max x 1.71m max)**

uPVC double glazed sash window. Efficient wall mounted electric radiator. Door to

#### En-suite Shower

**5'6" x 2'3" max (1.68m x 0.71m max)**

Single shower unit with glass sliding doors and tiled shower. Tiled flooring. Electric heated towel radiator.

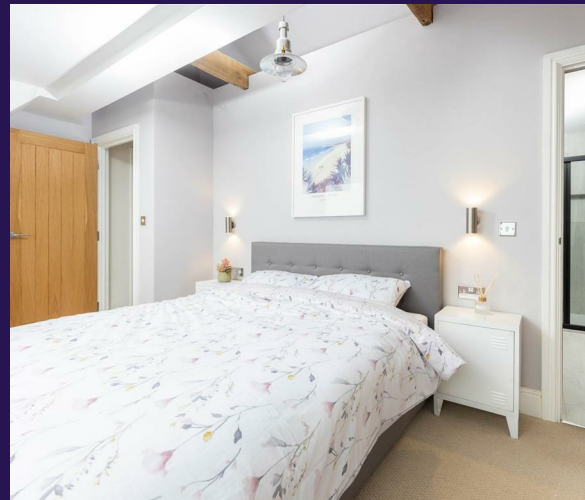
#### Cloakroom

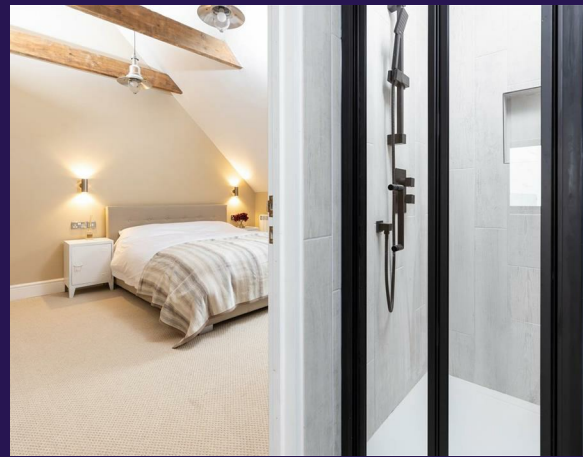
**5'5" x 2'3" max (1.66m x 0.69m max)**

Door from communal hallway. Close couple WC with dual flush.

#### First Floor Landing

Doors to subsequent accomodation.





## Living Space

**22'2" x 16'1" max (6.76m x 4.91m max)**

Irregular in shape

Feature exposed original stone walling with 5kw log burner. Efficient wall mounted electric radiator. uPVC double glazed sash window.

## Kitchen Area

Modern fitted kitchen including wall, base and draw units with square edge solid oak work tops. A feature island with square edge solid oak worktops, the four ring electric hob and extractor also incorporating storage and a breakfast bar. Integrated washer dryer and slimline dish washer. Free standing fridge freezer. Aluminium Bi-folding doors leading to the roof terrace.

## Roof Terrace

**20'1" x 18'8" max (6.13m x 5.71m max)**

Irregular in shape

A generous roof terrace perfect for entertaining and appreciating the rooftop sea views across to Trevose Lighthouse with frameless frosted glass balustrade.

## Bedroom One

**16'4".62'4" x 9'3" max (5.19m x 2.84m max)**

Access from the communal hallway. uPVC double glazed sliding windows over look roof tops and the sea towards Trevose Lighthouse. Mezzanine storage area above the king sized ottoman style bed. Efficient wall mounted electric radiator. Door to the

## Jack and Jill En-suite

**9'10" x 5'10" max (3.00m x 1.79m max)**

Accessed from bedroom one and two is the impeccably finished en-suite. Shower unit with glass sliding doors. Wash hand basin with mixer tap and vanity style light up wall mounted mirror above. Electric heated towel rail.

## Bedroom Two

**18'1" x 12'2" max (5.52m x 3.71m max)**

uPVC double glazed sash window. Ceiling height door accessed storage area. King sized ottoman style bed. Efficient wall mounted electric radiator

## Leasehold Information


A new 999 years lease with 996

Service charge and ground rent are approximately £899.00 payable in December

## Agents Notes

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

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

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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