

18 Bredon Court, Tower Road, Newquay, TR7 1AW



SPACIOUS IMMACULATE 2 BEDROOM 914 SQFT APARTMENT IN THIS PRESTIGIOUS APARTMENT BLOCK OVERLOOKING NEWQUAY GOLF COURSE AND FISTRAL BEACH

- 2 large double bedrooms
- Enclosed and covered sunset dining balcony with sea views
- Immaculate and well maintained throughout
- Furnished and equipped option
- Sought after well managed block
- Designated parking in gated car park
- Ideal second home/holiday let
- Open plan lounge/diner plus kitchen
- Master bedroom en-suite
- Gas c/h, replacement windows and doors with shutters

Price £410,000 Leasehold

This ground floor 2 bedroom apartment is conveniently located in this central Newquay position, but offers privacy and security with stunning frontline views directly over Newquay Golf Course and out to sea over Fistral Beach. The beach lies just a short walk from the block through the course and is reached within a few minutes, as is the Town Centre in the other direction

A security gate leads to the block car park with a numbered and designated parking space for no.18 (short term visitor spots also available with permit, subject to regulations). A communal ground floor covered entrance porch leads to a ground floor communal hall that in turn provides access to the apartment without the need for stairs or a lift. The generous wide hall provides access to all rooms, including 2 generous bedrooms (1 en-suite), the family bathroom and the main living room comprising a fronting lounge/dining area and a separate kitchen with double doors. Replacement aluminium sliding doors provide access the balcony, which is a particular selling point with ample room for a 6-8 person dining table and stunning views of the sea over the golf course.

Carefully maintained and upgraded during ownership, this apartment is in excellent condition.

LOUNGE/DINER

22'8 x 12'7 (6.91m x 3.84m)

KITCHEN

10'4 x 8'4 (3.15m x 2.54m)

BEDROOM

42'7" x 36'1" x 13'1" (13' x 11'4)

EN-SUITE

7'8 x 5'6 (2.34m x 1.68m)

BEDROOM

13'4 x 10'6 (4.06m x 3.20m)

BATHROOM

8'4 x 6'6 (2.54m x 1.98m)

TENURE

Leasehold . 999 Years from 1st January 2007.

GROUND RENT

£100 every six months (freeholder SIMARC).

MANAGEMENT CHARGES

£1830.08 every six months (managed by FMS).

RESTRICTIONS

Holiday lets, permanent lets and residential occupation all allowed. Pets are permitted.

STORAGE

The apartment includes a private underground lockable cage for surfboards/storage etc.

COUNCIL TAX

The apartment is currently registered for business rates and qualifies for small business rate relief.

EWS1

The building is EWS1 compliant. Paperwork awaited.

SERVICES

Mains electricity, water and drainage. Individual meters.

VIEWINGS

Please contact us for viewing availability.

BROADBAND & MOBILE COVERAGE AVAILABILITY


Broadband download speed: Up to 1000 Mbs

Mobile Coverage: Very Good

(Source: OFCOM)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



Approximate total area¹⁾
84.98 m²
914.69 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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