

## 28 Coastline Court, Watergate Road, Newquay, Cornwall TR7 3LX



### **NO ONWARD CHAIN | CLOSE TO PORTH BEACH | First floor 2 bedroom apartment in popular block, with designated parking, located 500 yards from Porth beach**

- 2 double bedroom first floor apartment
- Designated parking space
- Approx 509 sq ft
- Use of communal outdoor swimming pool
- Vacant possession – no onward chain
- Ideal buy to let investment
- Gas central heating and double glazing
- Short stroll to popular family beaches
- Communal surfboard store

**Price £235,000 Leasehold**

Located in the very popular residential and holiday area of Porth, this property is located just 200 yards from the beach. Within walking distance are 4 very popular beaches including Lusty Glaze, Porth, Whipsiderry and Watergate Bay with the North Cornish Coastal path right on the doorstep. Newquay Town is approximately 2 miles from the property and offers multiple bars and restaurants with all the expected shopping, schools and amenities of a larger town.

**HALLWAY**

9'2 x 3'2 (2.79m x 0.97m)

**LIVING AREA**

11'10 x 10'10 (3.61m x 3.30m)

**KITCHEN**

12'5 x 6'8 (3.78m x 2.03m)

**BEDROOM**

10'10 x 9'11 (3.30m x 3.02m)

**BEDROOM**

9'11 x 8'10 (3.02m x 2.69m)

**BATHROOM**

8'9 x 4'5 (2.67m x 1.35m)

**OUTSIDE**

Designated parking space and use of the communal residents swimming pool.

**TENURE**

Leasehold. 999 year lease. The current service charge is £85 a month to include buildings insurance. There is currently no ground rent chargeable on the property. Pets and holiday lets are permitted within the development.

**SERVICES**

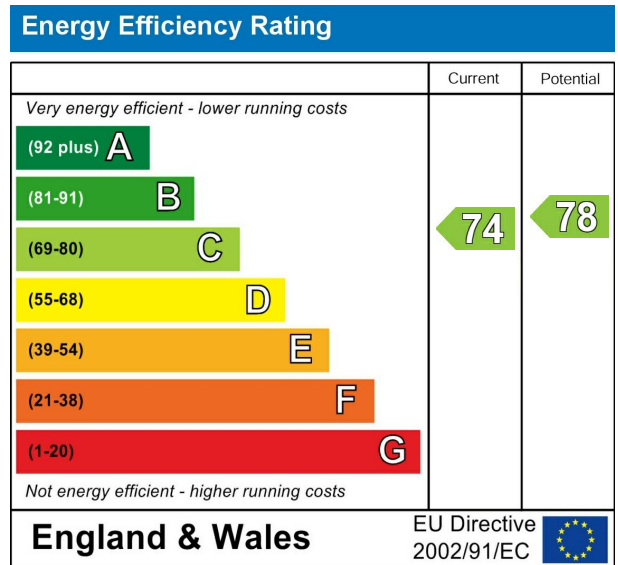
All mains

**COUNCIL TAX**

Band A

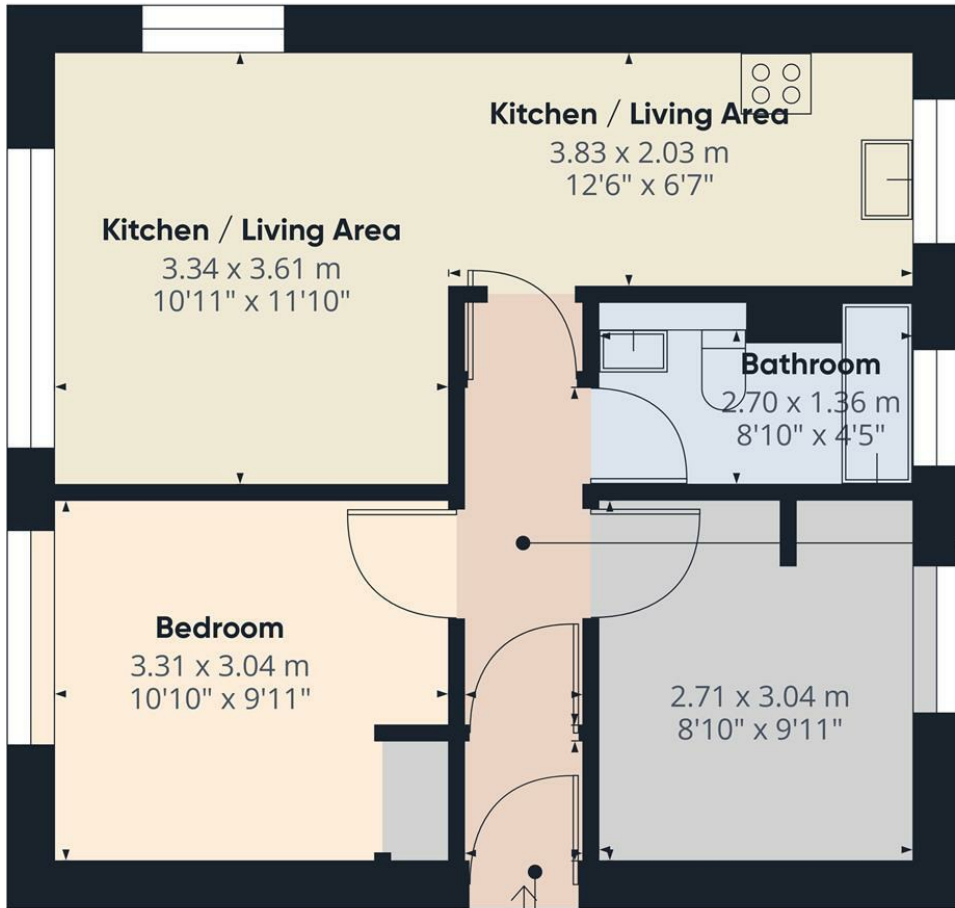
**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: Up to 64Mbps  
 Mobile Coverage: Likely/limited  
 (Source: OFCOM)









Approximate total area<sup>(1)</sup>  
47.35 m<sup>2</sup>  
509.64 ft<sup>2</sup>

**Hallway**  
0.95 x 2.80 m  
3'1" x 9'2"

**Hallway**  
0.98 x 1.12 m  
3'2" x 3'7"

(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.

GIRAFFE 360

# Start & co

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