

## Apartment 13, One Lusty Glaze Lusty Glaze Road, Newquay, TR7 3FH



**STUNNING VIEWS | WEST FACING BALCONY ENJOYING THE EVENING SUNSETS | Beautifully presented third floor 3 bedroom apartment in one of Newquay's most popular apartment blocks with stunning views from all rooms. The property is available fully furnished with viewings highly advised.**

- 3rd Floor property with uninterrupted sea views
- 3 double bedrooms with Master En-suite, all with views
- Views over Newquay Town, Towan Headland and up the North Cornish Coast
- Immaculately presented throughout and available furnished
- Modern handleless kitchen with integral appliances
- Ideal for residential or investment purposes

**Reduced To £499,995 Leasehold**

One Lusty Glaze has fast become one of Newquay's landmark buildings. Very popular with locals thanks to the proximity to the town and beaches as well as holiday lets given the great quality of the finishing as well as the stunning views from each apartment. Apartment 13 is no exception and provides 3 double bedrooms to the rear with open plan living accommodation to the front providing access to a private terrace with uninterrupted sea views over the bay and Newquay Town.

Currently used as a holiday let, the furnishings are available by negotiation as well as any current lets throughout the season, however vacant possession can also be offered.

#### **ACCOMMODATION**

Tiled communal entrance hall with intercom system, post-boxes stairs and lift leading to the third floor apartment.

#### **ENTRANCE HALL**

Floor laid to an engineered oak. Storage cupboard with plumbing for washing machine. Air recovery unit. Access to:

#### **LOUNGE/KITCHEN/DINER**

23'6 x 13'11 (7.16m x 4.24m)

Continuation of engineered flooring. Large bi-folding doors leading onto the private balcony area with spectacular views over Newquay, Towan Headland and out to sea. Range of communal systems to include TV, satellite and radio points.

Range of modern handleless taupe kitchen floor and wall mounted units with integral worktop lighting. Polished nickel switches throughout with USB points. Quartz worktop with routed drainer. Integral fridge and freezer, dishwasher, oven with hob over and integral microwave.

#### **MASTER BEDROOM**

15' x 9'8 (4.57m x 2.95m)

Full height front aspect aluminium framed sliding door unit leading to a Juliet balcony with diffused glass and stainless steel balustrade with views up the North Cornish coast. Multiple socket points. Communal satellite dish. TV aerial point. Access to the:

#### **EN-SUITE**

7'1 x 5'9 (2.16m x 1.75m)

Tiled throughout. Wall mounted basin. Low level concealed cistern WC. Double shower unit with glass shower screen and waterfall tap over. Rear aspect aluminium framed window.

#### **BEDROOM NO.2**

12'6 x 9'5 (3.81m x 2.87m)

Multiple double socket points. TV aerial point. Full wall of glass with a sliding door opening to a Juliet balcony with diffused glass and stainless steel balustrades.

#### **BEDROOM NO.3**

12'5 x 10' (3.78m x 3.05m)

Multiple double socket points. TV aerial point. Rear aspect aluminium framed double glazed window.

#### **BATHROOM**

Tiled throughout. Full length side panel bath with a hot and cold mixer shower off mains. Glass shower screen. Low level WC with a concealed cistern. Wall mounted basin with hot and cold tap over. Electric stainless-steel heated towel rail. Extractor fan. Large mirror.

#### **EXTERNAL DECKED AREA**

Composite decking with glass and stainless steel balustrade surround and external lighting. The balcony has uninterrupted views out to sea and toward Towan Headland.

#### **TENURE**

Leasehold

999 year lease from 2016.

Ground rent: £350 PA

Service charge: £3162

There are no restrictions on holiday lets in the block. Pets are permitted for residents, but not holiday lets.

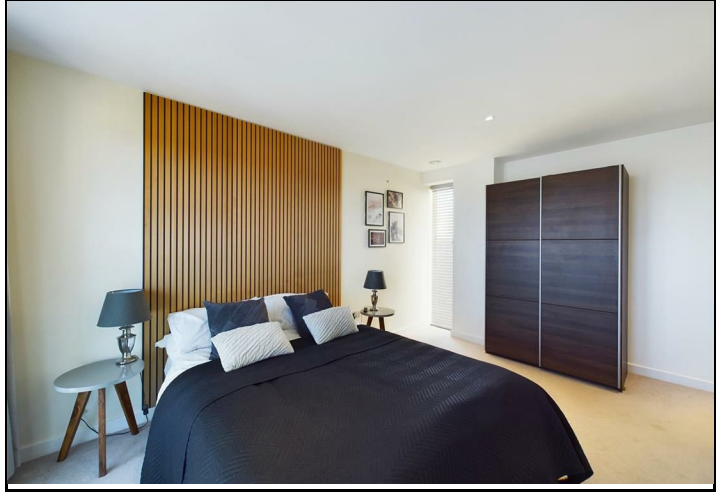
#### **COUNCIL TAX**

Band E

#### **AGENTS NOTES**

The building is currently under final assessment for the grant of an EWS1 and PAS9980 Fire Risk Assessment External Wall (FRAEW) report. The buildings is listed under HM Government's Developer Remediation Contract for Galliard Group Limited which means that the remediation of any life-critical historic fire safety defects will be the responsibility of Galliard Group under the supervision of HM Government's Department for Levelling Up, Housing and Communities (DLUHC).







Approximate total area<sup>®</sup>  
84.69 m<sup>2</sup>  
911.58 ft<sup>2</sup>

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.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 