

Flat 1, 9 Cliff Road, Newquay, Cornwall TR7 2NE



LARGE TERRACE | CLIFFTOP LOCATION | 3 bedroom first floor apartment with stunning uninterrupted views over Great Western Beach and up the North Cornish Coast.

- 2 double and 1 single bedrooms
- Open plan lounge/Kitchen/Diner
- Uninterrupted views up the North Cornish Coast
- Town Centre location
- Balcony overlooking Great Western Beach
- Private entrance door

Price £240,000 Leasehold

Small private courtyard off Cliff Road, laid to decking. uPVC diffused glass entrance door. Radiator. Ample storage. Staircase ascending to the first floor.

HALLWAY

Intercom system for front door. Radiator. Light. Access to the:

BEDROOM NO.2

11'7 x 10' (3.53m x 3.05m)
Front aspect window. Radiator. Multiple double socket points. Central ceiling light.

BEDROOM NO.3

9'8 x 5'9 (2.95m x 1.75m)
Front aspect window. Measurement does not include built in wardrobe. Radiator. Multiple double socket points.

BATHROOM

6'6 x 6'7 (1.98m x 2.01m)
Diffused glass side aspect window. Wall mounted basin. Low level WC. Full length side panel bath with mixer shower off mains. Glass shower screen. Extractor fan. Central ceiling light. Mains powered towel rail. Floor to a ceramic slate effect tile. Walls to a high white gloss tile.

OPEN LOUNGE/KITCHEN/DINER

KITCHEN SECTION

8'11 x 9'11 (2.72m x 3.02m)
Range of floor and wall mounted black gloss kitchen cupboards under a roll edge marble effect worktop. Four point gas hob unit. Electric oven. Extractor canopy. Single drainer stainless steel sink. Recess for fridge/freezer. Recess for washing machine. Gas combination boiler providing the hot water and central heating throughout.

LOUNGE SECTION

12'2 x 18'2 (3.71m x 5.54m)
2 Radiators. Multiple wall lights. Central ceiling light. Multiple double socket points. Access to the:

BALCONY

19'1 x 11'5 (5.82m x 3.48m)
Wood surround with glass balustrade. Uninterrupted sea views up the North Cornish Coast.

BEDROOM NO.1

18'8 x 8'9 (5.69m x 2.67m)
Side and rear aspect windows with absolutely stunning views towards Towan Headland. Ceiling

spotlights. Radiator. Multiple double socket points. Wall lights. TV aerial point.

SERVICES

All mains

COUNCIL TAX

Band A

TENURE

Leasehold. The property will be offered on a new 999 year lease with a peppercorn ground rent (£1pa). Service charge will be set at £500 per annum.

BROADBAND & MOBILE COVERAGE

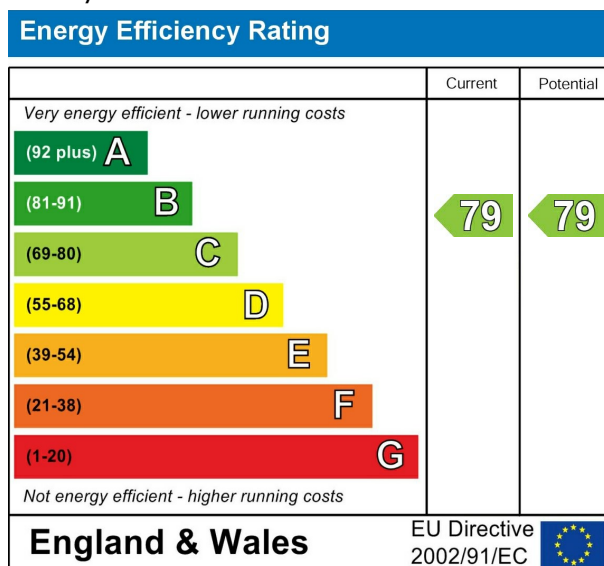
Ultrafast Broadband: up to 1000Mbs

Mobile Coverage: Very good

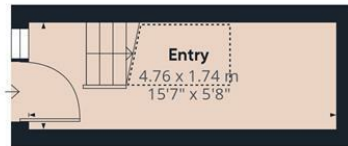
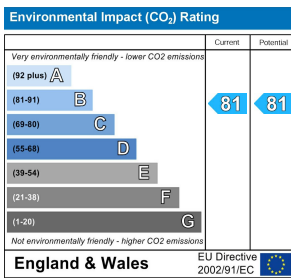
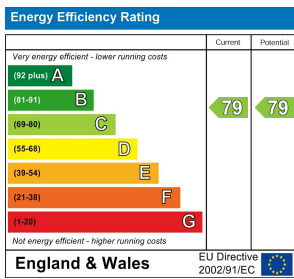
(Source: OFCOM)

AGENTS NOTES

The photos are from a previous tenancy, the property has undergone some works including a new kitchen. Photos will be updated once the property is vacated mid-February.







Floor 1



Approximate total area⁽¹⁾

81.94 m²
882 ft²

Reduced headroom

1.53 m²
16.5 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



Floor 2

Start & co

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