

## Trevelga Court, Lusty Glaze Road, Newquay, Cornwall, TR7 3AD



**SEA VIEWS | 100 YARDS FROM THE BEACH | Purpose built 2 bedroom apartment presented in fantastic condition with Sea views extending up the North Cornish coastline. The property benefits from new economical radiators and private parking.**

- Sea Views up the North Cornish Coast
- Private parking space
- Popular residential location under a minutes walk to the cliff tops
- Level straight walk into Chester Road and Newquay Town centre
- Great condition throughout with modern electric heating
- 100 yards from the beach
- Newly fitted glazed units and blinds throughout
- Freshly decorated throughout

**Price £215,000 Leasehold**

Lusty Glaze has become one of Newquay's most popular residential areas also popular with buy-to-let investors and holiday homes thanks to it's proximity to 2 fantastic beaches as well as the level walk into town across the popular open Barrowfields. Newquay Town & Chester Road has become a highly popular residential and holiday destination thanks to an influx of independent cafes, coffee shops and bars as well as the improved travel links via the A30 & Newquay Airport.

Access via a communal staircase opens up into the light entrance hallway providing access to all rooms. To the front of the building is the separate lounge and double bedroom both with large front aspect windows with views out to sea. This continues to the second bedroom with a South facing rear aspect window.

The bathroom is floor to ceiling tiled throughout with a low level WC, pedestal basin and a large double shower cubical.

The rear aspect sunny kitchen/diner has a range of floor and wall mounted cream kitchen units with matching handles under a marble effect laminate worktop. There is ample room for all of your everyday appliances and white goods as well as a dining area large enough to comfortably fit a 6 person table.

**LOUNGE**

15'2 x 8'11 (4.62m x 2.72m)

**BEDROOM NO.1**

14'7 x 8'10 (4.45m x 2.69m)

**BEDROOM NO.2**

8'8 x 8'7 (2.64m x 2.62m)

**BATHROOM**

8'2 x 5'7 (2.49m x 1.70m)

**KITCHEN/DINER**

16'9 x 9'5 (5.11m x 2.87m)

**TENURE**

Leasehold. The premises are held on a residual of a 999 year lease from 1986 and are administered on a daily basis by Belmont Property Management. The annual service charge for 2023/2024 period is £1265 and is to include the ground rent, the upkeep of the communal areas and the buildings insurance.

**SERVICES**

Mains electric, water and drainage

**COUNCIL TAX**

Band B

**AGENTS NOTE**

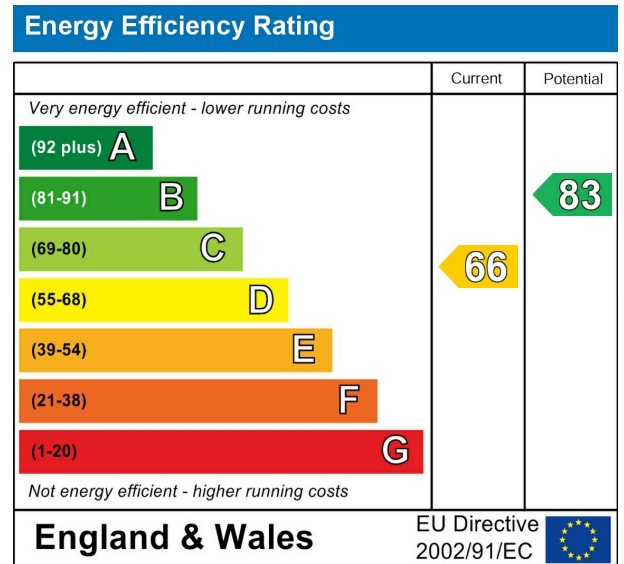
Please note this building has a holiday letting restriction on the property and pets are not permitted.

**MOBILE & BROADBAND COVERAGE**

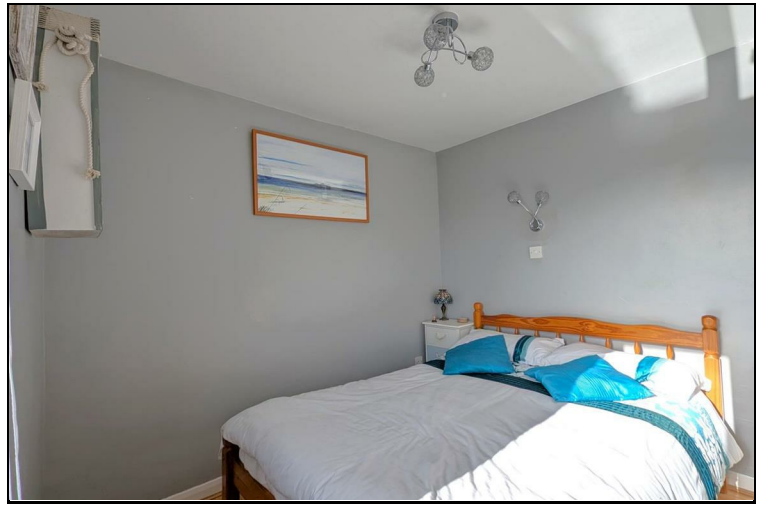
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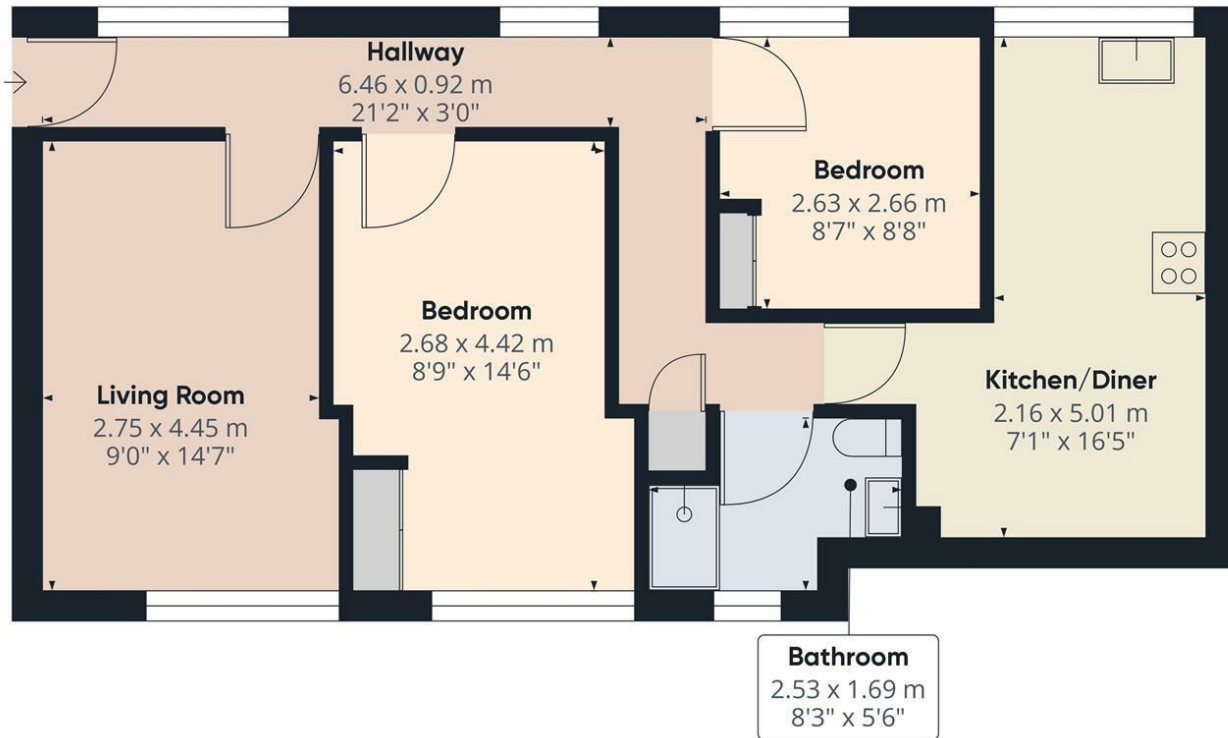
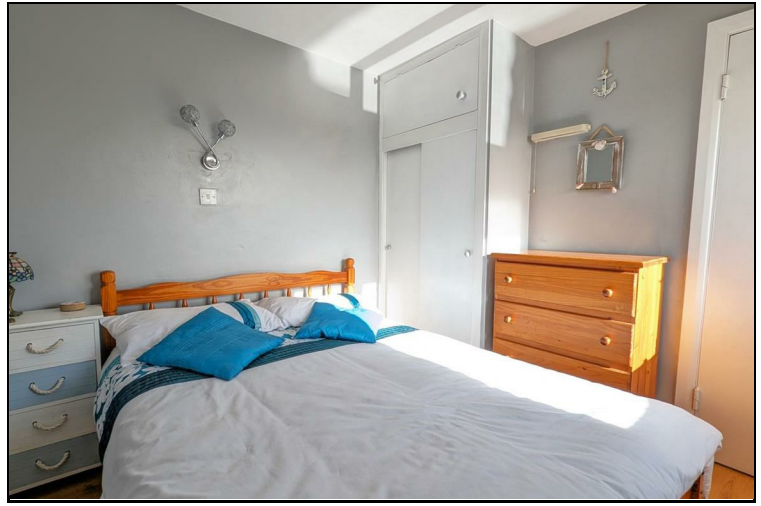
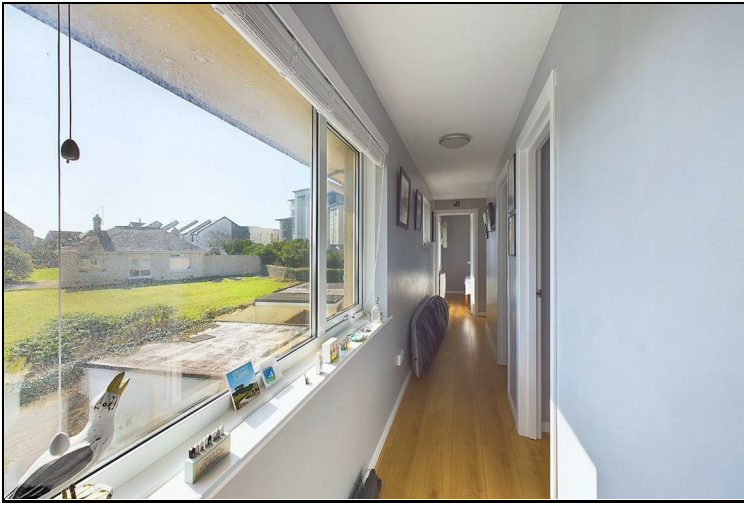
Mobile Signal: Likely

(Source: OFCOM)









Approximate total area<sup>(1)</sup>  
57.95 m<sup>2</sup>  
623.77 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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