

## 6 Ocean View Mount Wise, Newquay, TR7 2BH



**AVAILABLE FURNISHED AS A TURN KEY INVESTMENT | NO ONWARD CHAIN | 750 sq ft Second Floor 2 bedroom apartment in a convenient central town location walking distance to a handful of popular beaches, with gated parking and terrace enjoying the late afternoon and evening sun.**

- 2 double bedrooms with en-suite
- Open plan Lounge/Kitchen/Diner
- Allocated parking in gated development
- Immaculately presented throughout
- Vacant possession with No onward chain
- Available furnished or unfurnished

**Reduced To £260,000 Leasehold**

Conveniently located just 2 minutes walk from Newquay Town Centre, Ocean Views was built in 2013 on the elevated position of Mount Wise. The property has been extremely well maintained through the years and has recently been used as a successful holiday rental throughout the summer period.

To the front of the building is a gated entrance to some allocated parking, further electric gates provide access to the Ground Floor parking. The apartment can be accessed through the front communal door or the First Floor side entrance with lift access to all floors.

Engineered wood flooring throughout. Access to all rooms. Large coat/storage cupboard.

**OPEN PLAN LOUNGE/KITCHEN/DINER**

The kitchen has a range of floor and wall mounted matt shaker style kitchen units with a brushed contemporary handles. Range of integral white goods, electric hob unit and dual drainer stainless steel sink with mixer tap over. Solid oak woodblock counter with matching upstand surround. The lounge has ample room for a dining table and separate seating area with side and front aspect windows and additional large sliding door unit onto the balcony enjoying some views up the North Cornish Coast.

**EN SUITE MASTER BEDROOM**

Decent size double bedroom with large sliding wardrobe. Doors onto the Balcony and access to the En suite. The En suite consists of a white pedestal basin, concealed cistern WC and a large shower cubicle with a mains powered shower unit and glass shower screen. Range of slate effect floor to ceiling ceramic tiled surround with an integral mirror and stainless steel towel rail.

**BEDROOM 2**

Double bedroom with ample room for multiple storage solutions. Side aspect window.

**BATHROOM**

Full bathroom suite comprising of a full-length bath with shower over, concealed cistern WC and wall hung basin. Range of slate effect floor to ceiling ceramic tiled surround with an integral mirror and stainless steel towel rail.

**TENURE**

Leasehold. The apartment is on a residual of a 999 year lease which commenced in 2013. The service charge is currently £176 a month, which includes building insurance and ground rent. There are no occupancy restriction on the lease and can be used as a permanent residence as well as long term or short term lets. Pets are permitted at the property.

**COUNCIL TAX**

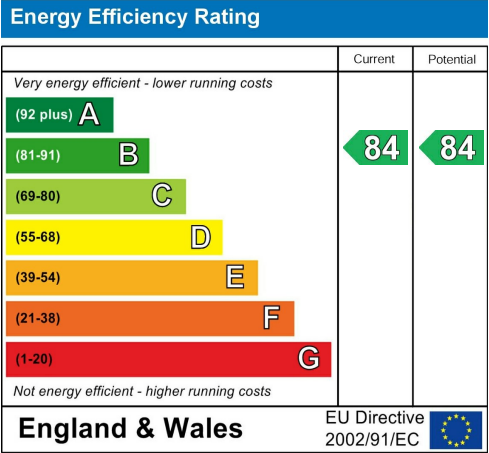
Band C

**SERVICES**

All Mains

**BROADBAND AND MOBILE AVAILABILITY**

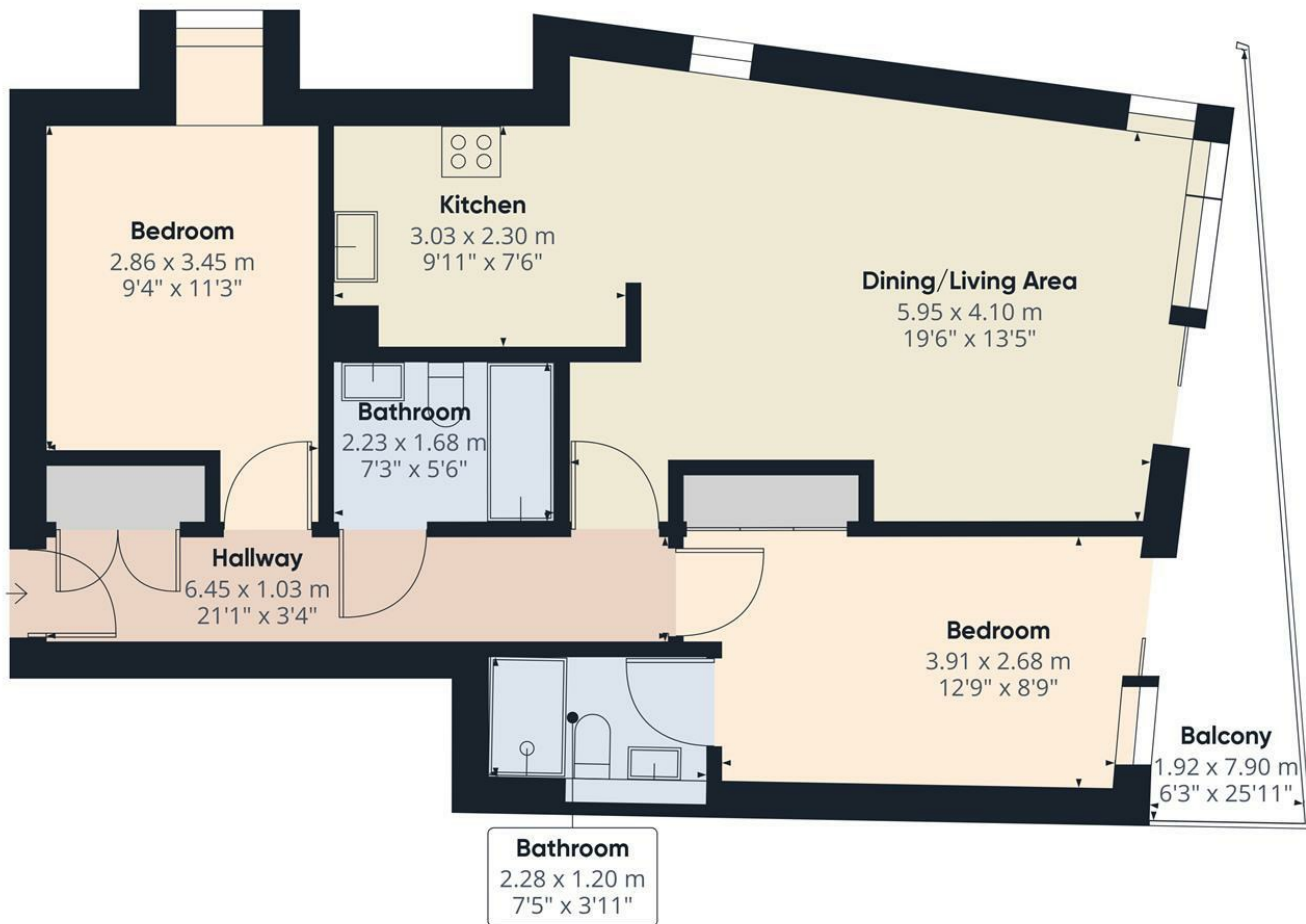
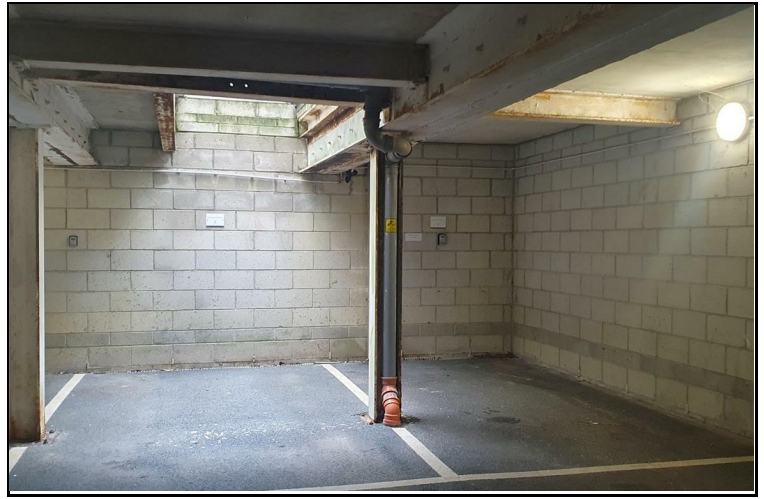
Broadband Download speed: up to 14 Mbps  
Mobile coverage: Very good  
(Source OFCOM)











Approximate total area<sup>®</sup>  
71.01 m<sup>2</sup>  
764.39 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.

GIRAFFE360

# Start & co

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