Start & co
THE NEWQUAY ESTATE AGENT
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Flat 2, Ocean Views Mount Wise, Newquay, TR7 2BH

SECURE PARKING | CLOSE TO TOWN CENTRE | 745 sqft First 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 master with direct balcony access
- Immaculately presented throughout with modern fittings
- EPC Rating - Band B
- Open plan Lounge/Kitchen/Diner with sunny corner window
- Close to town centre and amenities
- NO ONWARD CHAIN
- Allocated parking in gated development with storage cage
- Fully fitted kitchen with all integrated white goods

Price £285,000 Leasehold

Conveniently located just 2 minutes walk from Newquay Town Centre, Ocean Views was built in 2013 on the elevated position of Mount Wise. Newquay Town has recently had an influx of independent Cafes, Coffee Shops and Bars that has made the town an even more popular holiday destination with a unique multicultural and inclusive feel. This, coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. As a result, as well as the flexible modern nature of working, has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

Internally, the property has been well-maintained. The entrance hallway provides access to all of the rooms, with the open plan living area leading out to the private balcony with elevated views over Newquay town and out to sea. There are 2 bedrooms with the master having an en-suite shower room and a separate bathroom. There is an allocated parking space in a secure gated car park and use of a private lock-up store.

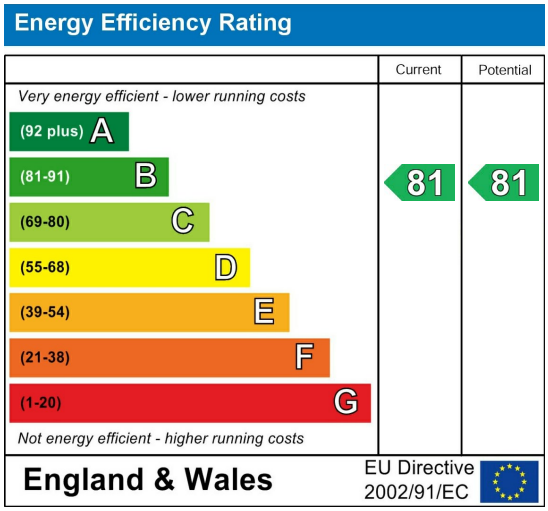
To the front of the building is a gated entrance to some allocated parking, further electric gates provide access to the Ground Floor parking. The apartment can be accessed through the front communal door or the First Floor side entrance with lift access to all floors.

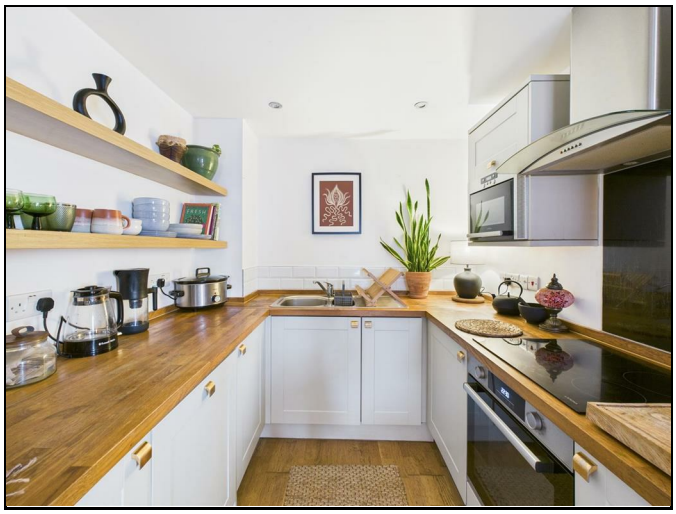
TENURE
Leasehold. The apartment is on a residual of a 999 year lease which commenced in 2013. The service charge is currently £175.63 a month, which includes building insurance and ground rent. There are no occupancy restriction on the lease and can be used as a permanent residence as well as long term or short term lets.

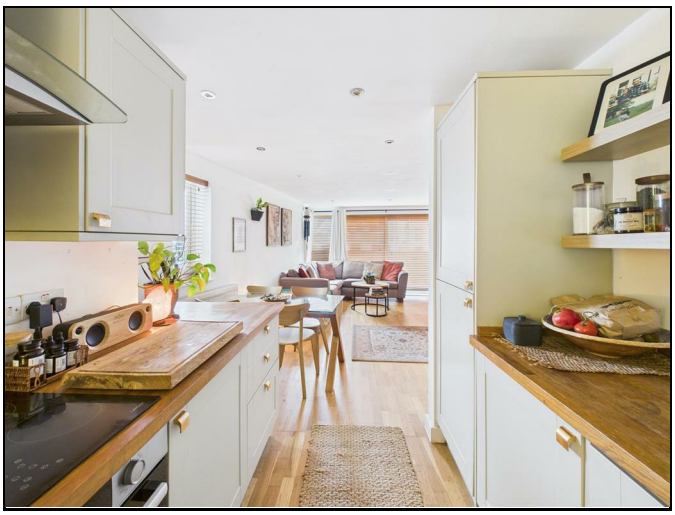
SERVICES
All mains

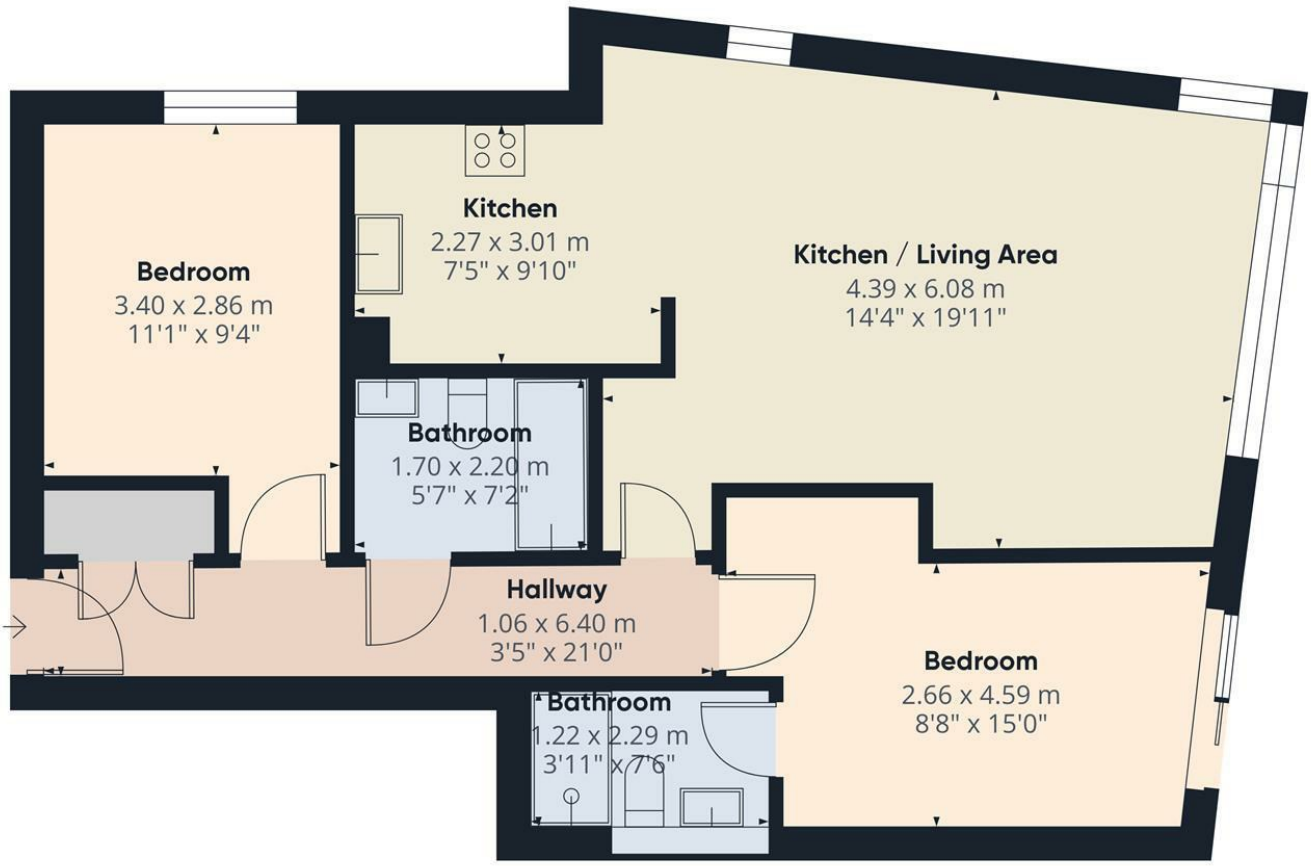
COUNCIL TAX
Band C

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 14Mbs
Mobile coverage: Limited
(Source: OFCOM)









Approximate total area(1)

69.29 m²

745.83 ft²

(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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