

## 15c Cliff Road, Newquay, TR7 2NE



**PICTURESQUE VIEW OF NEWQUAY BAY | STUNNING PRIVATE BALCONY | Simply stunning second floor penthouse apartment enjoying arguably one of the best uninterrupted views of Newquay Bay. Positioned directly above Great Western beach this large 2 double bedroom apartment benefits from true privacy whilst still being in a central town position.**

- Sea and beach views up the North Cornish Coastline
- Large balcony enjoying lots of sun and the summer sunsets
- Immaculately presented throughout and currently used as a holiday let
- Spacious Accommodation with 2 large double bedrooms with En-Suites
- Town Centre Location opposite the railway and near popular bars and restaurants
- Large boarded and insulated loft and ground floor storage cupboard

**Price £390,000 Leasehold**

Cliff Road has recently become a very popular part of Newquay town centre. It's proximity to the town centre and beaches as well as the recently restored retail space and cafés provides an ideal location for residents or holiday guests.

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.

15c Cliff Road is Situated in a block of apartments which was converted from the original highstreets buildings in 2017 and although designed to make fantastic holiday lets, it makes an extremely good residential apartment thanks to the large rooms and abundance of storage thanks to the large boarded and insulated loft.

The apartment is accessed on the second floor and enters into the hallway. This provides access to all rooms. The lounge/kitchen/diner provides ample seating for 6 in both the lounge and dining areas and has a gloss white kitchen with all the expected integrated white goods. Both bedrooms have generous en-suites and have ample room for a dressing area with additional wardrobe space. The loft is accessed from the second bedroom with the apartment also benefitting from a under stairs storage cupboard on the ground floor.

The highlight of the apartment is the balcony and view, which can be enjoyed from the living area and master bedroom. The large balcony enjoys the majority of the days sun until the very late evening with a glass and stainless steel balustrade providing an infinity view to the beach and coast.

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 1000Mbs  
Mobile coverage: Limited  
(Source: OFCOM)

**COUNCIL TAX**  
Band B

**SERVICES**  
All mains

**PARKING**  
There is no parking available with the apartment. 2 council car parks are located within 100 meters of the apartment which offer yearly permits. There is also restricted and unrestricted street parking in the immediate area.

**TENURE**  
Leasehold. 999 years from 6th December 2017. There is a peppercorn ground rent with no review period for the term of the lease. 2025 building insurance and service charge totalled £2770 including payments into a sinking fund with the building currently being managed by Penina.

Full residential use and holiday lets are permitted at the property. Pets are permitted with prior consent.

A live webcam can be seen from the balcony on the agent's website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









