

## 3 Attenborrow Court, Alexandra Road, Newquay, Cornwall, TR7 3RU



**LARGE PRIVATE PATIO BALCONY WITH STUNNING SEA VIEWS  
| ALLOCATED PARKING SPACE | First floor two bedroom  
apartment just 50 yards from Porth Beach with a large  
private balcony with uninterrupted sea views and an  
allocated parking space in a popular residential building.**

- Large private balcony with stunning sea and beach views
- Beach views from the lounge, sunroom, kitchen and master bedroom
- Allocated parking space in communal car park
- Double glazing and electric heating throughout
- Ideal permanent home or holiday bolt hole
- Hardwood Oak flooring running throughout the living areas

**Price £250,000 Leasehold**



Located in the extremely popular Porth area, this delightful two-bedroom apartment on Alexandra Road is presented in good condition and is ready for someone to make a very special apartment.

Upon entry into the block there is a large newly decorated welcome entrance hall with seating and doors enjoying the view. A lift and staircase provides access to the first floor where the apartment entrance door is located.

The entrance hallway provides access to all rooms and has a large selection of integral storage cupboards. The bedrooms are located at the rear with the main bedroom enjoying some views towards the beach from the side aspect of the building. Moving towards the front is the bathroom which is fully tiled and provides a full size bath as well as a separate shower cubical.

At the front is the lounge, separate kitchen and conservatory which opens up onto the balcony. The lounge is spacious with the oak flooring from the entrance and bedrooms continuing through. The kitchen has a wide range of units and is perfectly positioned to be opened into the lounge area to create a large combined room and give the apartment a more modern feel.

The large balcony is the real stand out feature of the apartment. It is very hard to find any apartment in town with this size balcony, with true beach and sea views.

We really see this being a well loved home, just as much as a holiday bolt hole!

**PETS**

Pets are not permitted within the block.

**TENURE**

Leasehold 999 years from 2001. Ground rent and service charge £100pcm. Each owner has a 10th share of the freehold.

**STORAGE AREA**

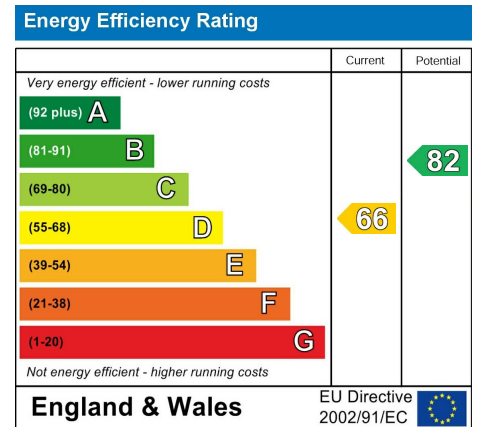
Small lockable storage cupboard in communal area.

**SERVICES**

Mains electricity, water and drainage.

**COUNCIL TAX**

Band B











# **Start & co**

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