



Waves, Newquay, TR8 4AY

david ball
Agencies

Fantastic opportunity to acquire an immaculate, turnkey one bedroom penthouse apartment, superbly positioned within the highly acclaimed Waves Development. Offered for sale with no onward chain and subject to a strict holiday-use covenant, this premium beachside apartment is ready to enjoy immediately, making it an ideal coastal retreat or holiday investment. Early viewing is highly recommended to fully appreciate this exceptional property.

Offers In Excess Of €375,000 Leasehold

Key Features

- Penthouse Apartment
- Superb Location
- One Double Bedroom
- Private Balcony
- Fully Furnished
- For Holiday Use Only
- Secure Parking
- Breath Taking Views
- Chain Free





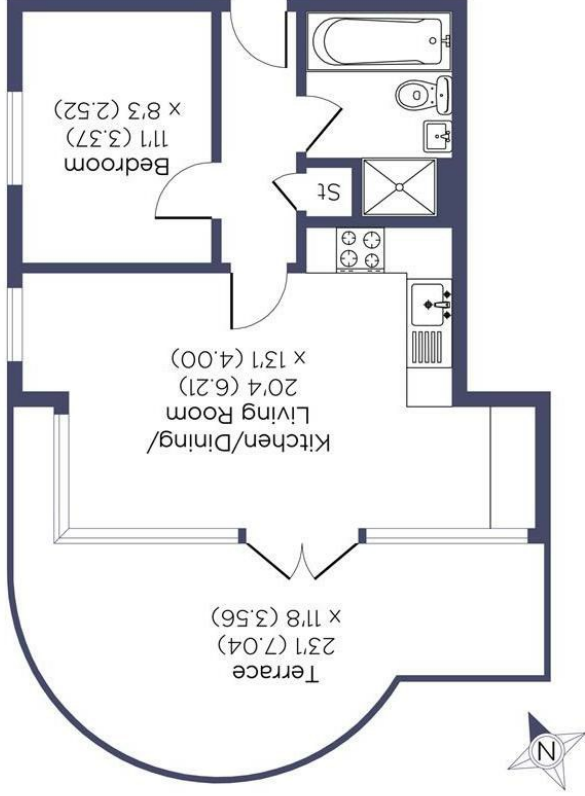
The Property

This beautifully presented one bedroom penthouse apartment commands an enviable, top floor position within the highly acclaimed Waves Development at Watergate Bay. Luxury coastal investment, this bright, airy, and immaculately presented retreat sits just 150 metres from the world class surf and golden sands of Watergate Bay Beach. The contemporary, open plan kitchen and living space features premium underfloor heating and opens directly onto a spacious private balcony that captures peaceful views over the bay. Specifically tailored for the ultimate beach lifestyle, the property benefits from secure gated parking with key fob entry, a passenger lift, an outdoor communal wash down shower, and a dedicated, lockable surfboard storage locker. Offered for sale with a strict holiday use covenant and no onward chain.

Location

Waves Apartments can be found in the heart of the much sought after Watergate Bay. The bay benefits from its beautiful surfing beach, a choice of excellent restaurants, including The Watergate Bay Hotel. The quaint fishing village of Padstow is within eight miles of the property and the coastal resort town of Newquay is approximately five miles distance with an array of fashionable bars, nightclubs and restaurants. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline and beaches. There is a bus and railway service to outlying areas and Newquay Airport is approximately two and a half miles from Watergate Bay.

Apartment 32, Waves, Watergate Bay, Newquay, TR8
Approximate Area = 431 sq ft / 40.0 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or mistatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Connecting People to Property Perfectly

Energy Efficiency Rating		
Current	Potential	
70	70	
England & Wales		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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