



52 Bredon Court, Tower Road, Newquay, TR7 1AW

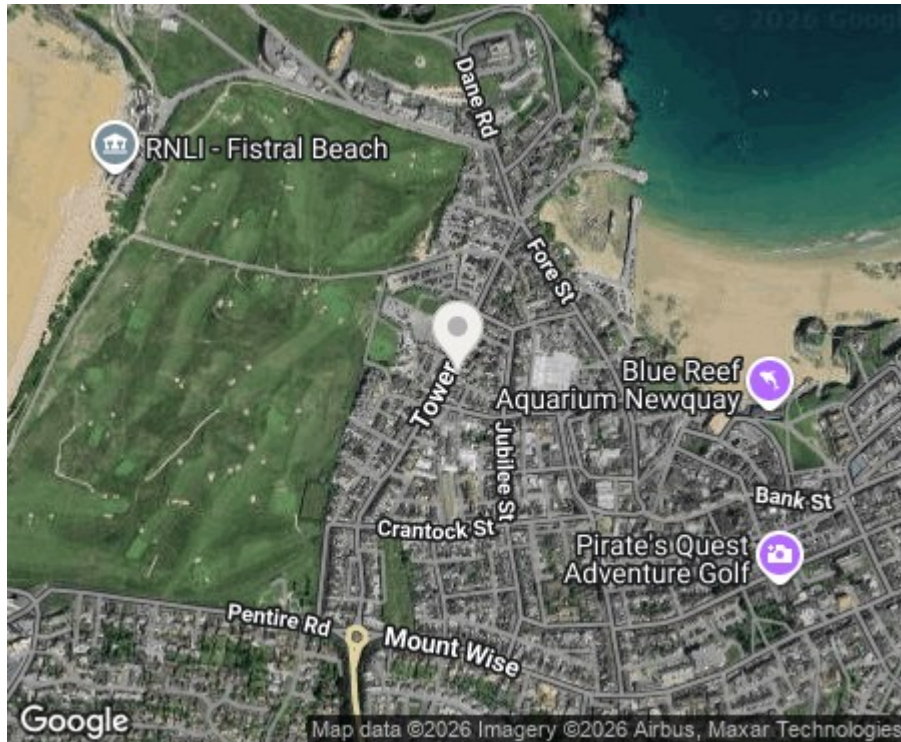
david ball
Agencies

This superb three bedroom penthouse apartment has two bathrooms, open plan lounge/dining room with vaulted ceiling, modern kitchen with integrated appliances, gas central heating, allocated parking and an underground storage cage. From the lounge and principal bedrooms there are decked balconies with fantastic views of the Golf Course, Fistral Beach and along the North Cornish coast towards Watergate Bay and beyond. Early viewing highly recommended.

Guide Price £582,000 Leasehold

Key Features

- Penthouse Apartment
- Three double bedrooms
- Principal en-suite
- Two balconies with stunning sea views
- Allocated space in gated parking
- Underground surf store
- 500m from Fistral Beach
- Within 400m of Newquay Town





The Property

Accessed via a secure, gated car park, residents enter through a well-maintained communal entrance with an intercom entry system. A bright communal hallway provides lift and stair access to the second floor.

Stepping inside, the spacious hallway which sets the tone for the rest of this generously sized apartment.

At the heart of the home is the stunning vaulted living space - an impressive lounge with soaring ceilings and full-height, floor-to-ceiling windows that flood the room with natural light. A sliding door opens directly onto a private balcony that boasts captivating vistas towards the iconic Headland Hotel and Fistral Beach as well as sweeping views over Newquay Bay, stretching as far as Watergate Bay and Mawgan Porth.

The modern kitchen is stylishly appointed with wood-effect units, integrated appliances, and a breakfast bar, ideal for casual dining or entertaining guests while enjoying the views.

The principal bedroom offers a luxurious retreat with its own access to the balcony. A separate dressing area provides ample fitted storage as well as a bespoke built in dressing table, whilst the contemporary en-suite features a walk-in shower, vanity unit, and WC.

The second bedroom benefits from access to a well-appointed Jack and Jill bathroom, while the third bedroom, located at the rear of the apartment, enjoys a bright and airy outlook. The main bathroom is finished in a clean, modern style with a full-size bath and overhead shower.

The Location

The gated entrance to Bredon Court can be found off Tower Road opposite the junction for Hope Terrace and next to Newquay Golf Club. Beyond its picturesque surroundings, Bredon Court is conveniently located within walking distance of Newquay's vibrant town centre, providing easy access to a variety of shops and restaurants. Being only 500m from Fistral Beach and within 400m of the town centre the location is perfect to appreciate what Newquay's Town has to offer.

The Development

The car park is accessed by the electrically operated gates into the communal brick paved car park. There is allocated parking space for one car and six visitors spaces. There are bin stores and access to the underground storage area where each apartment has its own individual storage cage.

Leasehold Information

999 year lease from 2010

2025/2026 Service Charge including buildings insurance: £3,660.00

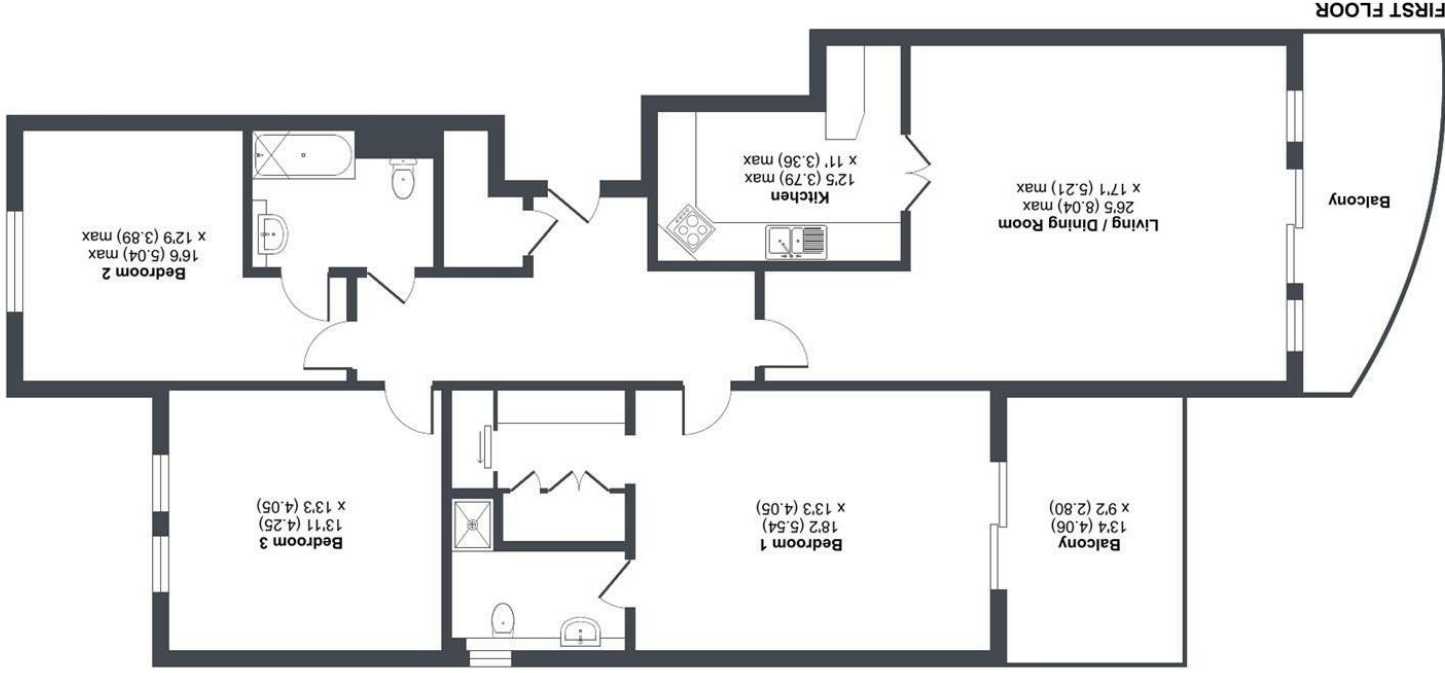
Annual ground rent: £100

Pets: Permission from freeholder/management company

Bredon Court, Tower Road, Newquay, TR7

Approximate Area = 1484 sq ft / 137.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. Produced for David Ball Agencies. REF: 1271498



david ball
Agencies

01637
850850

www.davidballagencies.co.uk



Connecting People to Property Perfectly

e.sales@dab.estate
34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating	
Current	Potential
81	81

England & Wales
EU Directive 2002/91/EC

Very energy efficient - lower running costs
A (62-80)

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)

Not energy efficient - higher running costs

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied