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## 1 The Kallacliff 12 Lusty Glaze Road, Newquay TR7 3GN

**£265,000**

A BEAUTIFULLY DESIGNED ONE BEDROOM GROUND FLOOR LUXURY APARTMENT WITH A PRIVATE REAR GARDEN, ALLOCATED PARKING AND SEA VIEWS. A UNIQUE OPPORTUNITY TO PURCHASE ONE OF JUST NINE EXCLUSIVE APARTMENTS NESTLED JUST ABOVE THE ICONIC LUSTY GLAZE BEACH.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1

### FEATURES:

- GROUND FLOOR ONE BEDROOM LUXURY APARTMENT WITH A PRIVATE REAR GARDEN
- INCREDIBLE SEA VIEWS FROM THE FRONT
- UNDER FLOOR HEATING
- EV CHARGER
- CHOICE OF KITCHEN WORKTOP, UNIT COLOURS, CARPET COLOUR AND FLOORING COLOUR\*
- JUST MOMENTS FROM LUSTY GLAZE BEACH
- RENOWNED LOCAL DEVELOPER
- SOLAR PANELS
- 10 YEAR BUILD ZONE WARRANTY

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## DESCRIPTION:

It's time to introduce The Kallacliff at Lusty Glaze — the perfect harmony of modern design and classic Cornish charm.

Discover a rare opportunity to own one of just nine exclusive, luxury apartments perched above the golden sands of the iconic Lusty Glaze Beach — one of the most enchanting and sheltered coves on Cornwall's north coast. Renowned for its serene sandy shores, popular restaurant, and vibrant year-round events, Lusty Glaze offers a lifestyle like no other.

At The Kallacliff, you'll experience uninterrupted sea views and a harmonious blend of indoor comfort and natural beauty. The sound of waves and the scent of sea air will become a soothing part of your everyday life, with each residence designed to capture the magic of this extraordinary setting.

Crafted by the acclaimed David Cole Homes, known for their exceptional quality and attention to detail across Cornwall, every apartment promises superior craftsmanship, contemporary design, and a personal touch from a trusted local developer.

Conveniently located, The Kallacliff places you just moments from the ever-popular Chester Road shopping area, offering a selection of shops, cafes, and a hardware store. The vibrant town centre of Newquay is just over half a mile away, with its array of independent retailers, lively bars, and a stunning coastline dotted with beautiful beaches to explore.

Welcome to Number One The Kallacliff; a brand new, high-end one-bedroom apartment offering the perfect blend of luxury, style and coastal living, situated just moments from the stunning beach at Lusty Glaze.

This unique home has been finished to an exceptional standard throughout and benefits from the rare advantage of its own private south-facing garden. It features a beautifully designed open-plan kitchen, lounge and dining area, creating a wonderful sense of space and effortless flow. The bespoke kitchen oozes quality, offering a choice of stylish colour palettes and featuring premium appliances including an integral fridge freezer, dishwasher, and NEFF oven and hob.

The bedroom is generously proportioned, offering a peaceful retreat, while the luxurious bathroom showcases exquisite tiling, a Roca wall-hung rimless WC, and on-trend black Hansgrohe taps and fittings. Throughout the property, underfloor heating provides year-round comfort and a sleek, contemporary finish.

Externally, this apartment boasts allocated parking at the front, an EV charging point, and solar panels for added energy efficiency. The highlight is the private, south-facing garden, exclusively for the use of this apartment — a rare find offering the perfect spot to relax and unwind. There's also a communal outdoor shower, a cycle rack and a communal store for added convenience.

This property exudes sophistication and quality at every turn. With its contemporary design, luxurious finishes and prime coastal location, it presents a truly rare opportunity to purchase a unique apartment just a few moments from Lusty Glaze.

## LEASE INFORMATION:

A new 999 year lease will be in place on completion  
There will be a 'peppercorn' ground rent of £10.00 per year  
The service charge is approximately £1500.00 (non profitable)  
Each apartment owner will own a 1/9 share of the freehold  
Holiday letting, Long letting and Pets are permitted

\*Subject to timeframe.

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Living Dining Kitchen  
6.13 x 3.39 (20'1" x 11'1")

Bedroom  
3.47 x 3.31 (11'4" x 10'10")

Shower Room  
3.07 x 2.55 (10'0" x 8'4")

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FLOORPLAN:



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02-10) <b>A</b>		
(11-20) <b>B</b>		
(21-30) <b>C</b>		
(31-40) <b>D</b>		
(41-50) <b>E</b>		
(51-60) <b>F</b>		
(61-70) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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