

"Estate Agency is evolving...evolve with us"



3 St Georges Apartments Mount Wise, Newquay TR7 1BP

£215,000

A SERIOUSLY STYLISH GROUND FLOOR APARTMENT THAT DELIVERS ON EVERY LEVEL. BOASTING TWO SPACIOUS DOUBLE BEDROOMS, A STUNNING OPEN-PLAN LIVING SPACE WITH REAL WOW FACTOR, A SLEEK REFITTED SHOWER SUITE AND DIRECT ACCESS TO A SUN-DRENCHED PATIO. WITH ALLOCATED OFF-STREET PARKING AND A SUPERB LOCATION, THIS IS AN OPPORTUNITY NOT TO BE MISSED.

PROPERTY TYPE: Flat

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- STYLISH TWO BEDROOM GROUND FLOOR APARTMENT
- SHARED SOUTHERLY FACING PATIO AREA
- UPDATED SHOWER ROOM
- SMALL DEVELOPMENT OF JUST NINE PROPERTIES
- JUST A SHORT STROLL TO MANY BEACHES AND THE TOWN CENTRE
- ALLOCATED PARKING
- PERFECT FOR FTB

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Tucked away in the heart of central Newquay, Flat 3 at St Georges Apartments offers a stylish, beautifully presented and contemporary coastal lifestyle within an exclusive development of just nine apartments. Positioned discreetly on the peaceful rear south-facing side of the building, this immaculately styled home combines privacy, convenience, and modern comfort in one of the town's most desirable locations.

Occupying an elevated position on Mount Wise overlooking the town centre, the apartment is perfectly placed to enjoy everything Newquay has to offer. From independent cafés and vibrant bars to popular restaurants and boutique shops, the town centre is just a short stroll away. Several of Newquay's stunning beaches, including the iconic Fistral Beach, can also be reached within a relaxed 15-minute walk.

Located on the ground floor, Apartment 3 is a spacious two-bedroom residence finished in a fresh, contemporary style throughout, with a real emphasis on tasteful, cohesive styling that enhances the sense of light and space. The standout feature is the impressive open-plan living area, designed for modern living and entertaining, where a breakfast bar subtly and cleverly separates the kitchen from the lounge space. This thoughtful layout encourages social living and connection while maintaining a natural flow between areas, with plenty of windows allowing plenty of light to fill the bright, airy interior.

The rare benefit of allocated off-road parking so close to the town centre further enhances its appeal.

Only two apartments within the development have the unique advantage of being accessed from the rear, both adjoining the sunny communal south-facing patio. Although shared, this peaceful outdoor space is rarely used beyond the neighbouring apartments, creating an almost private setting. Flat 3 also enjoys its own private entrance, offering added independence without the need to pass through communal hallways.

Inside, a welcoming entrance hall leads through to the heart of the home, a superb 23ft open-plan lounge, dining, and kitchen area. Cleverly designed to create distinct living spaces, the room feels bright, sociable, and inviting, with the breakfast bar further enhancing the sense of connection between cooking, dining, and relaxing areas. The modern kitchen is fitted with sleek gloss units and includes a freestanding double oven, washing machine, and under-counter fridge, all of which are included within the sale.

The accommodation further comprises two generous double bedrooms and a beautifully refitted shower room finished with stylish tiling and high-quality sanitaryware. Externally, the apartment benefits from an allocated parking space located to the rear of the building.

Whether you are searching for a first home, a smart investment opportunity, or a property with excellent holiday letting potential, Flat 3 at St Georges Apartments is a superb opportunity to enjoy contemporary coastal living in the centre of Newquay.

LEASE INFORMATION

Length of Lease: 999

Lease Start Date: 2017

Ground rent: (share of freehold)

Service charge: £1800 per annum inc buildings insurance

Residential letting: Permitted

Holiday letting: Permitted

Pets: Not permitted unless by prior written consent

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Hallway
2.82m x 0.86m (9'3 x 2'10)

Shower Room
1.75m x 1.52m/2.13m (5'9 x 5'7)

Bedroom 1
3.33m x 2.92m (10'11 x 9'7)

Lounge Diner Kitchen
6.96m x 4.52m (22'10 x 14'10)

Bedroom 2
3.73m x 2.46m (12'3 x 8'1)

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.



A floor plan of a 2-bedroom property. The layout includes a Kitchen, Lounge/Diner, two Bedrooms, a Shower Room, and a Hall. The Kitchen is located on the left side, featuring a sink, stove, and refrigerator. The Lounge/Diner is a large central area. The two Bedrooms are located at the top and bottom right. The Shower Room is located at the bottom left, containing a toilet and shower. The Hall connects the various rooms. The plan is color-coded: yellow for bedrooms, light blue for the shower room, and light brown for the hall.

Energy Efficiency Rating

Rating	Color	Current	Potential
12 (pink)	A		
11-91	B		
89-49	C		
45-49	D		
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Color	Current	Potential
92 (pink)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2006/12/EC

