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## Flat 4 Coastal View 3 Mount Wise, Newquay TR7 2BE

**£220,000**

A BRILLIANT EXAMPLE OF A TWO-BEDROOM FIRST-FLOOR APARTMENT WITH ALLOCATED PARKING AND SEA VIEWS IN A CONVENIENT LOCATION WITHIN MINUTES OF THE VIBRANT TOWN OF NEWQUAY AND MANY BEAUTIFUL SANDY BEACHES.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

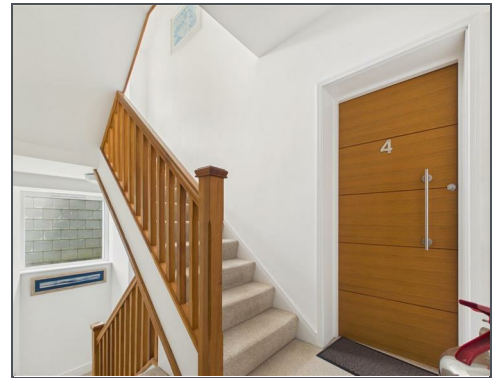
- IMMACULATE TWO BEDROOM FIRST FLOOR APARTMENT
- INCREDIBLE FAR REACHING SEA VIEWS
- SUPERB PRESENTATION THROUGHOUT
- CONVENIENT, CENTRAL LOCATION
- ALLOCATED PARKING
- 999 YEAR LEASE, NEW IN 2021

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## DESCRIPTION:

Occupying a privileged elevated position on the sought-after Mount Wise, Apartment Four at Coastal Views enjoys breathtaking outlooks across Newquay Bay and the surrounding coastline. This exceptional first-floor apartment combines contemporary living with an enviable seaside setting, placing some of Cornwall's finest beaches, vibrant cafés, restaurants and everyday amenities within easy walking distance.

Forming part of an exclusive development of just six apartments, 4 Coastal Views offers a rare opportunity to acquire a beautifully maintained coastal home with the benefit of a 999-year lease, a one-sixth share of the freehold, and fully residential occupancy. The location perfectly captures the essence of Newquay living. From the property, residents can stroll to Towan Beach, Newquay Harbour and the recently regenerated Killacourt, whilst enjoying easy access to the town's renowned surf beaches, stunning coastal walks, independent shops and bustling dining scene. Whether seeking an active lifestyle by the sea or a relaxed coastal escape, this superb apartment provides the perfect base.

Approaching Coastal Views from the rear, a few steps lead down to a communal patio area with drying facilities and secure bicycle storage. A sheltered entrance with intercom system and individual post boxes opens into the well-maintained communal hallway serving the six apartments.

Situated on the first floor, this immaculately presented two-bedroom apartment enjoys sea views from both bedrooms and the principal living space. A spacious entrance hallway welcomes you into the property and features a useful utility cupboard housing the combination boiler, with space and plumbing for a washing machine. The hallway also benefits from a video intercom entry system.

The contemporary kitchen is fitted with a stylish range of white units complemented with a sleek, white worktop and splash back. Integrated appliances include a fridge freezer, electric oven and gas hob, creating a practical and attractive cooking area.

Both double bedrooms are beautifully presented with fresh décor and quality carpeting, each enjoying views towards the sea. The principal bedroom further benefits from built-in wardrobes, providing excellent storage and the generously proportioned bathroom is finished with attractive tiling and features a bath with shower over.

Positioned at the opposite end of the apartment, you will find the bright and spacious lounge which is decorated in modern neutral tones and centred around a stunning full-height bay window. This feature frames delightful views across the rooftops towards the sea, stretching across to the cliffs at Porth and beyond.

Additional benefits include gas-fired central heating, uPVC double glazing throughout and fitted 'Perfect Fit' blinds.

Externally, residents enjoy access to a sunny south-facing communal area with washing lines, together with an allocated parking space for one vehicle.

## LEASE DETAILS

The apartment is held on a 999-year lease commencing in 2021 and benefits from a one-sixth share of the freehold.

The owners collectively manage the building through a residents' management company.

Current service charges are £700 per annum (£50 per calendar month).

The property is approved for full residential occupation and long-term letting. Pets may be permitted, subject to prior consent from the management company.

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Hallway 1  
1.11 x 2.27 (3'7" x 7'5")

Hallway 2  
0.98 x 2.39 (3'2" x 7'10")

Kitchen  
3.11 x 1.81 (10'2" x 5'11")

Living Room  
5.11 x 3.32 (16'9" x 10'10")

Bedroom 1  
2.67 x 2.89 (8'9" x 9'5")

Bedroom 2  
4.07 x 2.32 (13'4" x 7'7")

Bathroom  
2.97 x 1.74 (9'8" x 5'8")

#### 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.

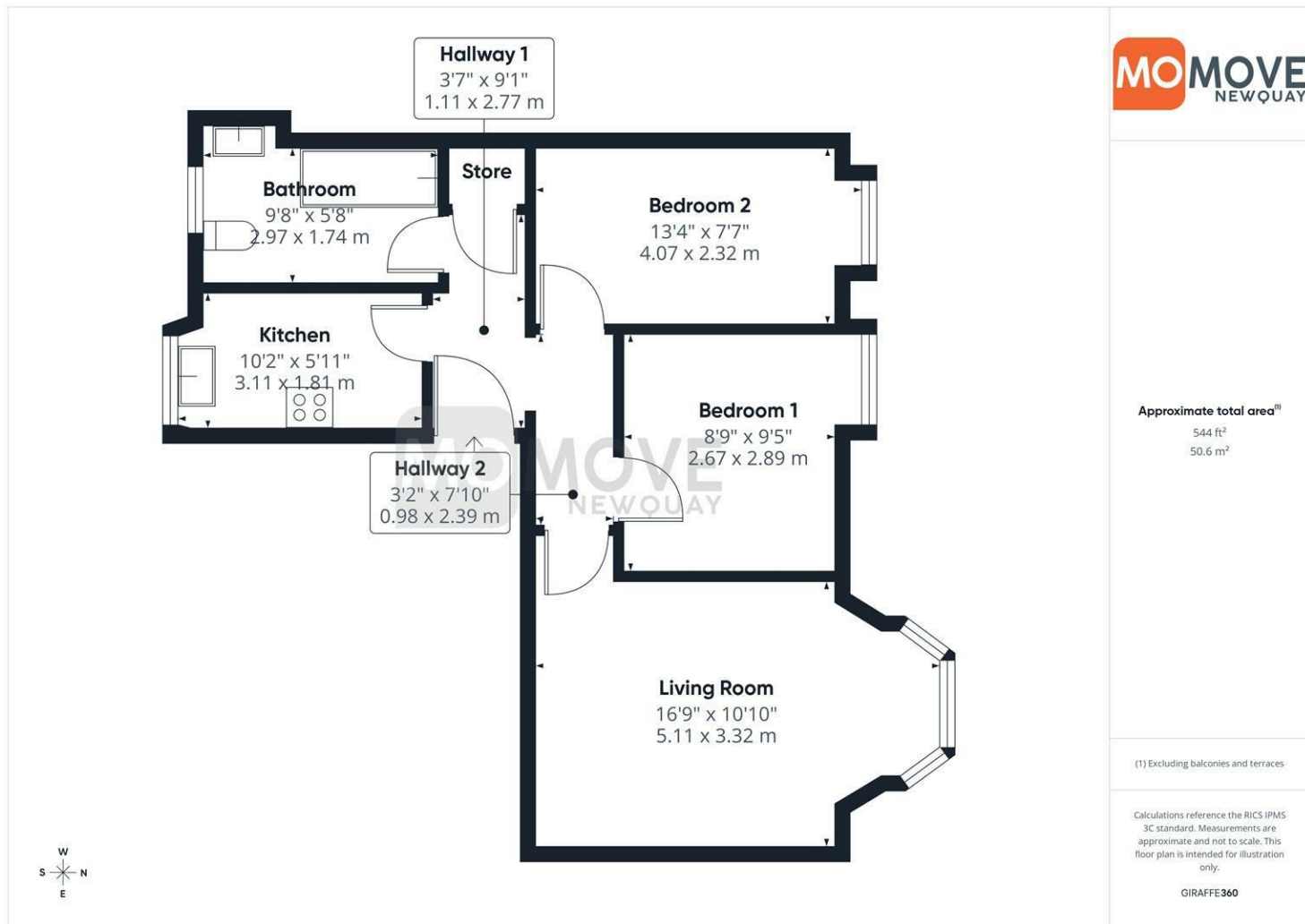
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FLOORPLAN:

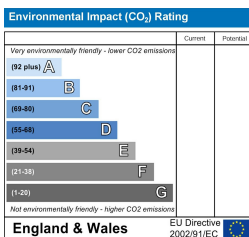
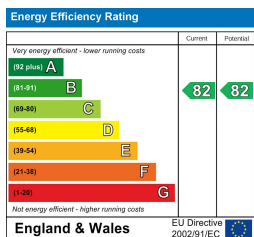


Approximate total area<sup>®</sup>  
544 ft<sup>2</sup>  
50.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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