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31 Galleon Court, Newquay TR7 2AU

£225,000

A BEAUTIFULLY PRESENTED AND SPACIOUS SECOND-FLOOR MAISONETTE APARTMENT IN A HIGHLY SOUGHT-AFTER DEVELOPMENT, ENJOYING STUNNING HILLSIDE AND ESTUARY VIEWS, TWO BALCONIES, TWO DOUBLE BEDROOMS, A GARAGE, AND PARKING.

PROPERTY TYPE: Flat - Purpose Built

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

FEATURES:

- SECOND FLOOR TWO DOUBLE BEDROOM MAISONETTE
- INCREDIBLE RIVER GANNEL VIEWS FROM THE LOUNGE AND MAIN BEDROOM
- SOUTHERLY FACING BALCONY
- GARAGE AND PARKING
- OPEN PLAN LIVING
- UPDATED BATHROOM
- NEW ROOF IN LAST TWO YEARS
- EPC TO FOLLOW

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DESCRIPTION:

Welcome to Number Thirty One Galleon Court, a spacious two-bedroom maisonette with incredible River Gannel views, perfectly positioned just across the lane from the picturesque River Gannel. Ideally located, the property is within easy reach of Newquay's vibrant town centre, the world-famous beaches of Fistral and Crantock, and miles of stunning coastal walks.

Newquay offers an excellent range of independent shops, cafés, restaurants and everyday amenities. Just a short walk away, Fistral Beach is renowned as one of the world's premier surfing destinations, attracting watersports enthusiasts and hosting major events, including Boardmasters. The beautiful River Gannel provides the perfect setting for paddleboarding, kayaking and scenic riverside walks, making this an outstanding location to enjoy Cornwall's spectacular coastline and relaxed outdoor lifestyle.

Stepping inside, you're welcomed into a beautifully presented open-plan kitchen, lounge and dining area. Your eyes are instantly drawn to the glazed doors and the mesmerising, ever-changing panoramic views across the estuary. The lounge spans the full width of the apartment, opening onto a private, south-facing balcony – the perfect place to relax and enjoy the spectacular outlook.

The kitchen is fitted with a good range of modern white units, incorporating an integrated electric oven and hob, with space for a fridge, freezer and washing machine. A breakfast bar subtly separates the kitchen from the living space, creating a bright, sociable dual-aspect room.

Upstairs are two generous double bedrooms and a stylish family bathroom, updated in 2022. The principal bedroom is particularly spacious, with two large picture windows framing the same breathtaking estuary views, while the second bedroom enjoys a peaceful rear aspect and its own private balcony.

The bathroom features contemporary brick-effect tiling, a classic white suite and a shower over the bath. The property has been further enhanced with upgraded electric Rointe heaters throughout, a pressurised hot water cylinder replaced in 2024, and replacement windows and doors installed in 2022, with the exception of the principal bedroom windows. High-quality carpets and fresh, neutral décor continue throughout. Galleon Court has also benefited from a replacement roof within the last two years.

Externally, the apartment enjoys the advantage of an allocated garage, parking space and access to a communal bin store, completing this superb coastal home.

This property is ideal as a second home, buy-to-let investment, or first purchase, located in one of Newquay's most desirable locations.

THE LEASE:

Length of Lease: 999 years

Lease Start Date: 1981

Ground rent: £50 per annum (included in Service charge)

Service charge & Info: £100 PCM

Freeholder: Leasehold Developments LTD

Management Company: Galleon Court RTM

Residential letting: Yes

Holiday letting: No

Pets: Yes

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Kitchen Area
3.68m x 3.48m (12'1 x 11'5)

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Lounge Area
4.65m x 3.12m (15'3 x 10'3)

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Bedroom 1
4.65m x 3.96m (15'3 x 13'0)

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Bedroom 2
2.79m x 2.77m (9'2 x 9'1)

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Bathroom
2.24m x 1.70m (7'4 x 5'7)

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Garage

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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.

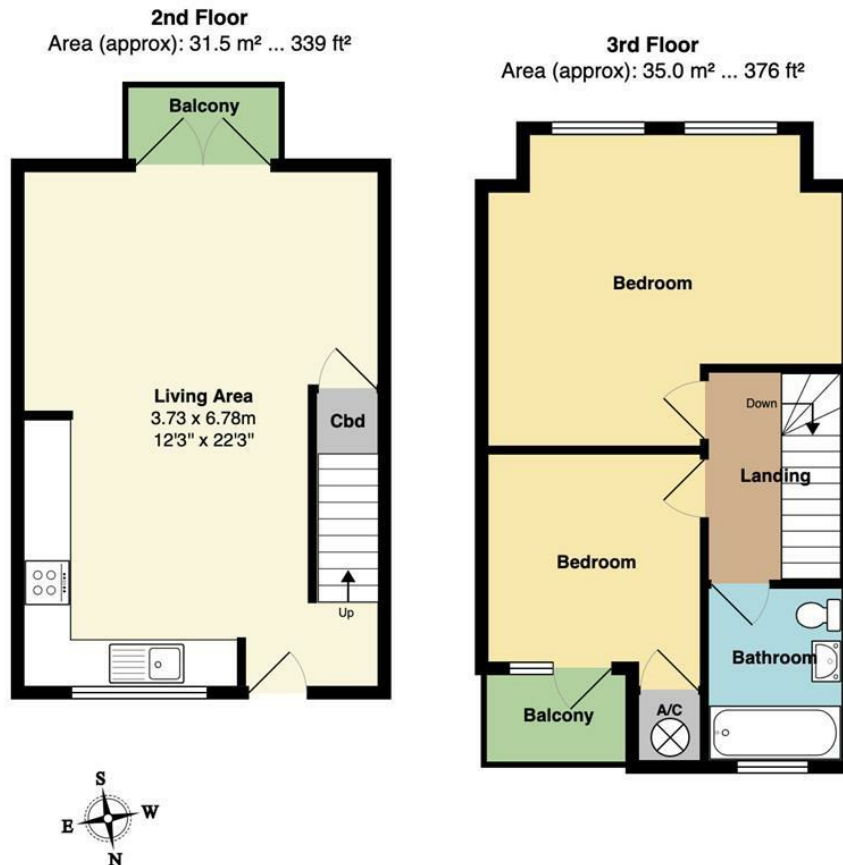
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FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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