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Horizons Mount Wise, Newquay TR7 2FG

£320,000

A RARE COASTAL TREASURE! THIS TWO-BEDROOM SECOND FLOOR APARTMENT OFFERS SPACE, INCREDIBLE SEA AND COASTAL VIEWS AND A SUPERB LOCATION. ALL WITHIN A SHORT WALK OF NEWQUAY TOWN CENTRE, MANY BEAUTIFUL BEACHES AND THE RIVER GANNEL. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment

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

FEATURES:

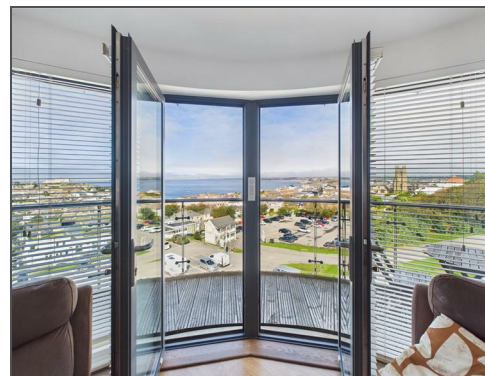
- INCREDIBLE SECOND FLOOR TWO DOUBLE BEDROOM APARTMENT
- OUTSTANDING VIEWS ACROSS NEWQUAY TOWN TO THE SEA AND NORTH CORNISH COAST
- GYM/INDOOR POOL AND TERRACE FOR RESIDENTS USE
- NO ONWARD CHAIN
- SPACIOUS AND BRIGHT
- ALLOCATED UNDERGROUND SECURE PARKING
- MAIN BEDROOM EN SUITE
- FURNITURE BY SEPARATE NEGOTIATION
- LIFT ACCESS TO ALL FLOORS
- UNDER FLOOR HEATING

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DESCRIPTION:

Set in a commanding position within Newquay, Number Sixteen Horizons enjoys an exceptional location with far-reaching views across the town and along the North Cornish coastline. The vibrant town centre, with its cafés, restaurants, bars and shops, is just a short walk away, while some of Newquay's finest beaches are also within easy reach.

For those who enjoy an active lifestyle, the coastline offers an abundance of opportunities for surfing, paddleboarding and other watersports, while the sandy beaches and spectacular coastal scenery provide the perfect setting for relaxing. As the day draws to a close, there is no better place to be than one of Newquay's many waterside bars and restaurants, watching the sun set over the Atlantic.

One of the standout features of Horizons is its impressive range of residents' facilities, including a gym and swimming pool, together with a communal decked area overlooking the town and ocean.

This spacious two-bedroom second-floor apartment has been exceptionally well cared for by the current owner and is presented in excellent condition throughout. A generous entrance hallway provides two useful storage cupboards, one housing the boiler, and leads into the impressive open-plan living space.

The lounge, dining area and kitchen form the heart of the apartment, with floor to ceiling windows flooding the room with natural light and drawing the eye towards the curved balcony and spectacular coastal views. There is ample space for both comfortable seating and a dining table, making this a fantastic space for relaxing, entertaining or simply enjoying the incredible views.

The kitchen is fitted with a good range of beech-effect units, an integrated Neff double electric oven and gas hob, dish washer, washing machine with space for a fridge freezer.

Both bedrooms are well-proportioned doubles, each enjoying open views and fitted mirrored wardrobes. The main bedroom benefits from an en-suite shower room and direct access onto the curved balcony, allowing you to step outside and enjoy the views from the moment you wake.

The main bathroom is generously sized and fully tiled, with a bath and shower over.

Further benefits include a video entry system and lift access to all floors. The basement provides allocated underground parking for one vehicle, together with access to the residents' leisure facilities. The swimming pool opens onto a communal decked area with wonderful ocean views — a superb space to relax and enjoy the setting.

The apartment has been finished in a fresh, neutral style throughout, with a combination of quality carpets and laminate flooring. The overall impression is one of space, light and quality, with the exceptional views providing the perfect finishing touch.

With its fantastic location, excellent resident facilities, underground parking, balcony and far-reaching coastal views, this is a versatile property that would make an excellent permanent home, second home or holiday letting investment.

Lease Information

Tenure: Leasehold

Lease: 125-year lease commencing in 2007

Ground Rent: £100 per annum

Service Charge: £2,800 per annum

Management Company: Penina Property Management

Holiday Letting: Permitted

Pets: Not permitted

Kitchen/Living Area

7.22m x 4.59m (23'8" x 15'0")

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Bedroom 1
3.66m x 3.5 (12'0" x 11'5")

En-Suite Shower
2.12m x 1.77m (6'11" x 5'9")

Bedroom 2
3.10m x 2.56 (10'2" x 8'4")

Bathroom
2.32m x 1.74m (7'7" 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:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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