



2, Mount Wise, Newquay, TR7 2BH

david ball
Agencies

This impeccably presented two bedroom apartment offers a contemporary design comprising of an open plan design and situated in a prime location. The property is elevated to capture a vibrant town atmosphere complemented by a balcony with slight sea views, family bathroom and master en-suite shower/cloakroom, secure parking and surf store.

£260,000 Leasehold

Key Features

- Fantastic Two Bedroom Apartment
- Open Plan Living Room/Kitchen
- Surf Store
- Central Convenience & Proximity to Beaches
- Sea Glimpes
- Secure Allocated Parking
- Master En-Suite Shower/Cloakroom & Family Bathroom
- Balcony





The Property

The accommodation features a bright and spacious open-plan living and dining environment, integrating a contemporary fitted kitchen equipped with a range of integrated appliances. Large doors lead out to a private balcony, offering a perfect spot to enjoy the fresh sea air and glimpse the local coastal landscape.

The layout incorporates two well proportioned double bedrooms, including a generous master bedroom featuring its own private en-suite shower/cloakroom. The remaining bedroom is served by a modern family bathroom. Designed with the coastal lifestyle in mind, the development includes secure allocated parking and a dedicated, secure surf store

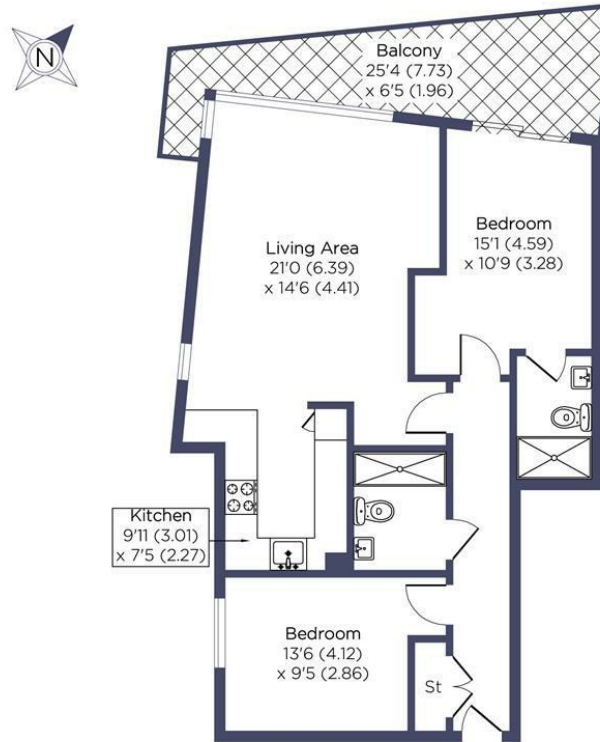
Location

Ocean View is located on the elevated ridge of Mount Wise, placing the very best of Newquay right on your doorstep. This highly convenient, central location sits just a two minute walk from Newquay town centre, which boasts a vibrant atmosphere. Sheltered sands of Towan Beach, the historic Newquay Harbour, and the popular surf swells of Great Western Beach are all within short walking distance. For lifestyle convenience, the apartment building sits a short distance from the iconic, expansive shores of Fistral Beach

Services

The following services can be found at the property: Mains electricity, water and drainage, however, we have not verified any of the connections.

Ocean Views, Mount Wise, Newquay, TR7
Approximate Area = 789 sq ft / 73.2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

david ball
Agencies

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

david ball
Agencies

01637 850850

www.davidballagencies.co.uk



rightmove

OnTheMarket

Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.