



APARTMENT 2
HORIZONS
82 MOUNT WISE

NEWQUAY,
TR7 2FG

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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HORIZONS
82 MOUNT WISE
NEWQUAY
TR7 2FG

TWO BEDROOM GROUND FLOOR APARTMENT

Set within walking distance of all of Newquay's amenities, attractions and beaches is this spacious 2 double bedroom ground floor apartment.

With no holiday let restriction, this comfortable apartment would make an ideal investment opportunity.

Allocated parking, outdoor communal decked area and residents use of the gym, swimming pool and sauna.

EPC - B

GUIDE PRICE £295,000



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PHILIP MARTIN

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

Set within walking distance of all of Newquay's amenities, attractions and beaches is this spacious 2 double bedroom ground floor apartment. With no holiday let restriction, this comfortable apartment would make an ideal investment opportunity.

Situated in one of Newquay's most prestigious apartment blocks close to the town centre and it's fabulous beaches is No 2 Horizons a well presented and modern ground floor apartment that offers comfortable living and benefits from many modern features. This apartment is light, airy and spacious with the two ample double bedrooms that benefit from built in wardrobes and underfloor heating extending throughout the ground floor apartment.

This unique apartment block is managed and maintained to a high standard and is certainly set apart from any other in Newquay. With lift access to all floors, allocated parking, outdoor communal decked area and residents use of the gymnasium, swimming pool and sauna. This property would make an ideal investment opportunity, whether it be as a long term rental or holiday let, as properties of this standard, location and features are few and far between.



NEWQUAY

Newquay is one of Cornwall's most highly favoured coastal locations, famous for its many beautiful sandy beaches and home to probably the Country's best surfing spot, Fistral Beach. The Pentire Headland is on the southern side of Fistral,

flanked on its opposite side by the beautiful Gannel Estuary and Crantock Beach. The highly regarded Newquay Golf Course also overlooks Fistral and is easily accessed, as are a range of distinguished dining establishments such as The Fish House which won Gold at the 2018/19 Cornwall Tourism



Awards. The landmark Headland Hotel is also a must, with an excellent restaurant and spa facilities. The Lewinnick Lodge is always a popular venue and Rick Stein and Paul Ainsworth are both based in nearby Padstow, while across the Camel Estuary at Port Isaac, is Nathan Outlaw. Newquay International Airport provides easy links to London and numerous other major cities of the UK as well as many destinations around Europe.

TENURE

Leasehold. 125 Year lease from 1 May 2006. Ground rent £50 per annum. Current maintenance charges £1520 per annum.

COMMUNAL FACILITIES

Indoor heated swimming pool, Sauna & Gym with terrace and sea views, refuse area. Lift and stairs to all floors. Secure key fob/video entrance systems.

OCCUPATION

The property is suitable for full time residential occupation, holiday or permanent letting. Pets are only permitted in Horizons with written authority from the Management Company, such permission that can be withdrawn in the event of complaints/issues etc.

SERVICES

Mains gas, water, drainage and electricity.

COUNCIL TAX

Band C

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

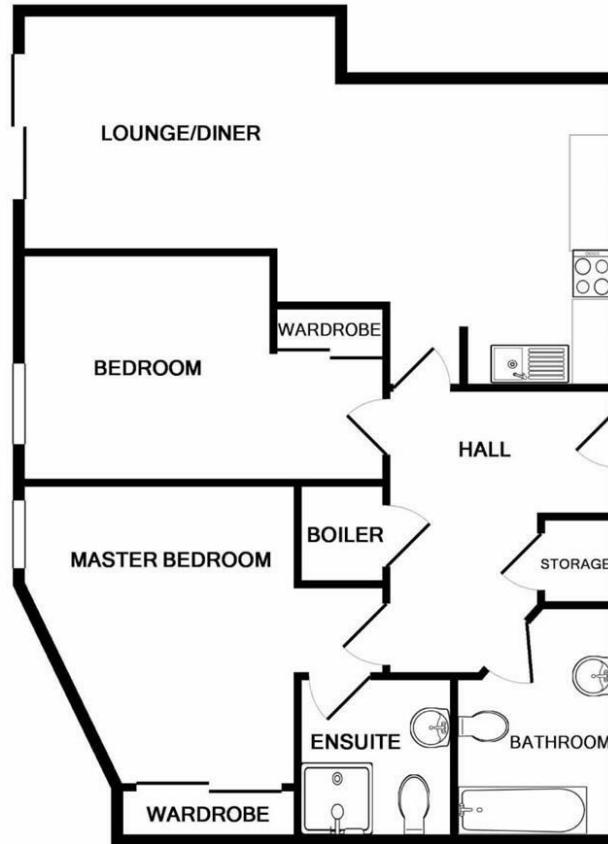
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

NOTE

Please note that the vendor of this property is a connected person as defined by the Estate Agents Act 1979.

Philip Martin



TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	85	86

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		
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