

## 25 Galleon Court, Newquay, TR7 2AU



**RIVER GANNEL VIEWS | NO ONWARD CHAIN | First floor 2 bedroom apartment with a south facing balcony enjoying fantastic views of the Gannel Estuary and surrounding countryside with garage and parking.**

- South facing balcony with stunning views
- Large single car garage and parking
- Fantastic first time buy or buy to let
- Vacant possession with no onward chain
- Electric heating & Double glazing throughout
- Close to Boating Lake and Trenance Gardens & short walk to town and beaches

**Price £199,950 Leasehold**



Situated on a quiet road directly opposite the tidal Gannel Estuary, this 2 bedroom apartment is also a stones throw from Newquay's Boating Lake, Trenance Gardens and the Heron Tennis centre. The Gannel is idyllic and tranquil, ideal for an evening BBQ, kayak or paddle board with all the family. A short walk to the town centre amenities and beaches, as well as local primary schools, it is within easy reach of many of Newquay's facilities making it the ideal property for first time buyers, small families or buy to let investors.

From the ground floor the apartment is accessed up an external stairwell to the where the apartment is located on the first floor under a covered entrance. The entrance hall provides access to all rooms as well as the airing cupboard housing the electric immersion providing the hot water throughout the apartment. The feature of the apartment is the stunning views over the neighboring River Gannel which can be enjoyed from the lounge and the 2 double bedrooms. The lounge enjoys a generous covered balcony enjoying most of the days sun.

To the rear of the apartment is a kitchen with a range of wall and floor mounted kitchen units with all the white goods being available to the purchaser. There is ample room for all appliances and a dining table and is light thanks to 2 large uPVC windows to the rear of the apartment. The bathroom is also to the rear and consists of a full length side panel bath with shower over, concealed cistern toilet and mounted basin in a large vanity unit with useful storage and is floor to ceiling tiled throughout.

Outside the apartment has a large single garage with a driveway infront. The block has some communal grounds surrounding the apartment.

TENURE

Leasehold. The property is held on a residual of a 999 year lease. The service charge is £100pcm which includes the ground rent. Pets are permitted at the property. There is a holiday let restriction on the block.

SERVICES

Mains electric, water and drainage.

COUNCIL TAX

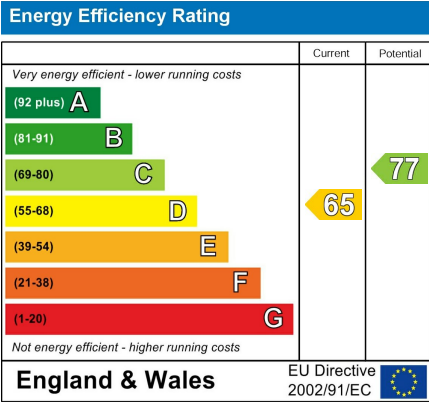
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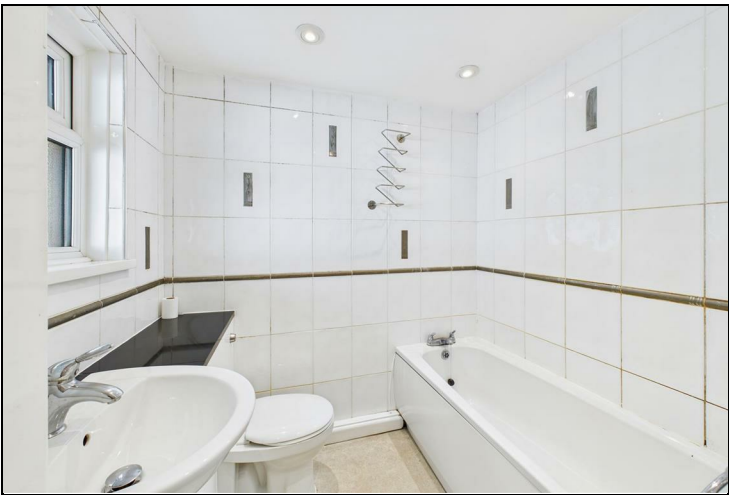
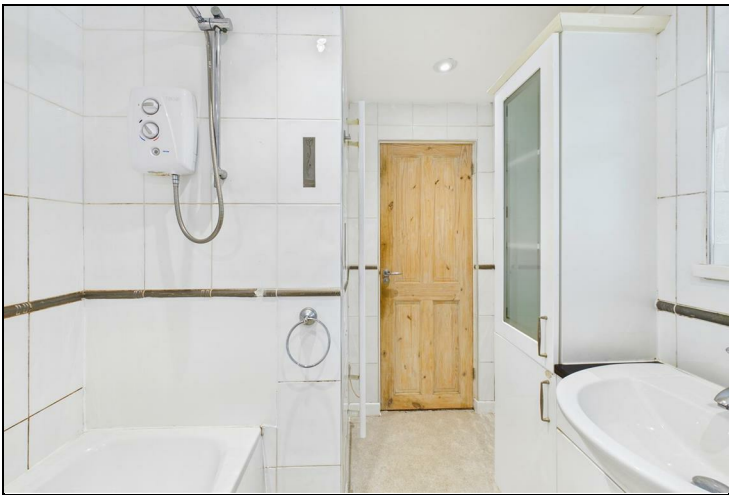
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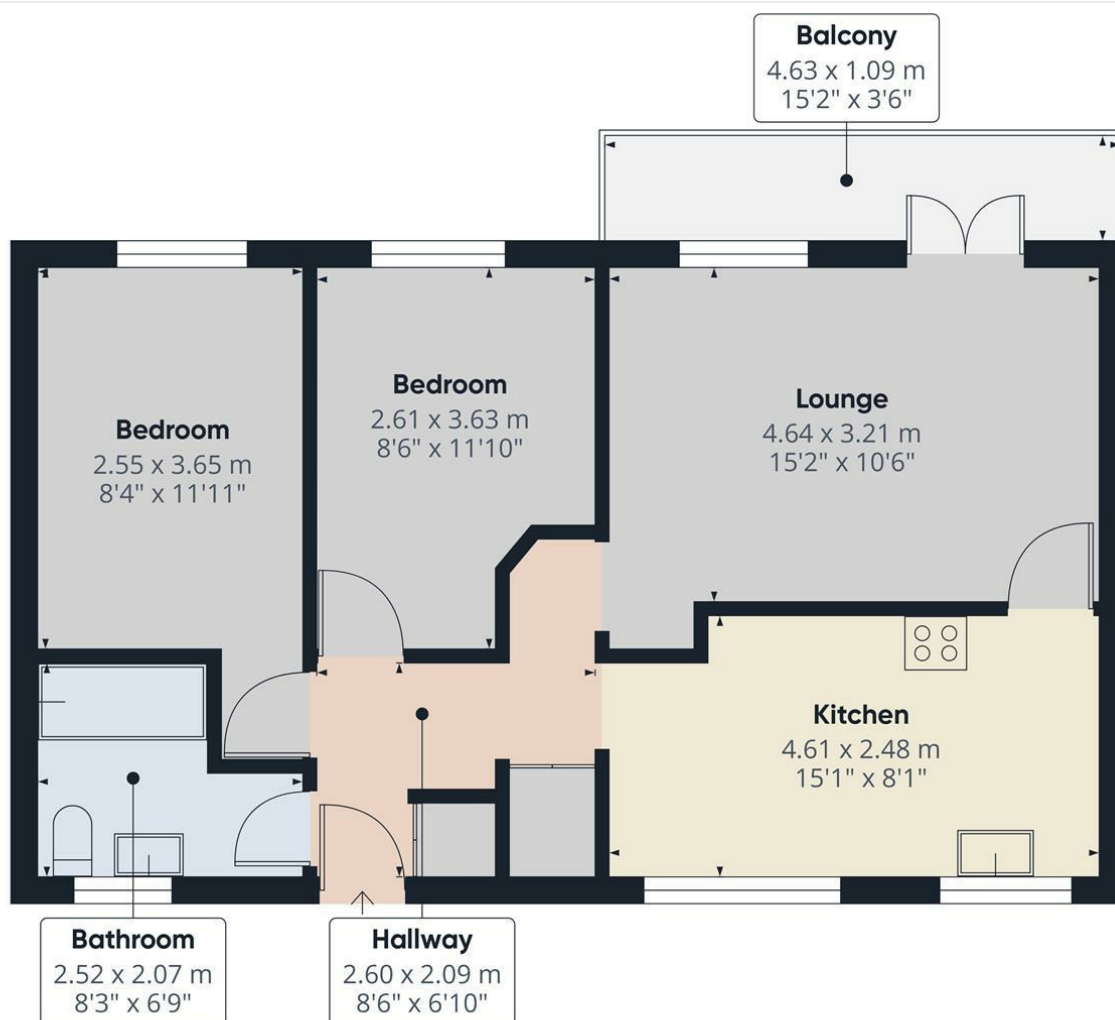
Mobile coverage: Limited

(Source: OFCOM)









Approximate total area<sup>m</sup>

55.7 m<sup>2</sup>  
600 ft<sup>2</sup>

Balconies and terraces

5 m<sup>2</sup>  
54 ft<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

# Start & co

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