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Attenborrow Court Alexandra Road, Newquay TR7 3RU

£175,000

A FULLY REFURBISHED ONE BEDROOM APARTMENT WITH ALLOCATED PARKING AND A PRIVATE SUN TERRACE WITH VIEWS TOWARDS PORTH. JUST A FEW STEPS FROM THE BEACH, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Flat - Purpose Built

RECEPTIONS: 0 / **BEDROOMS:** 1 / **BATHROOMS:** 0

FEATURES:

- REFURBISHED ONE BEDROOM FIRST FLOOR APARTMENT
- JUST A FEW STEPS TO PORTH BEACH
- NEW KITCHEN
- UPDATED SHOWER ROOM
- FRESH DECOR AND FLOOR COVERINGS THROUGHOUT
- NO ONWARD CHAIN
- PERFECT FOR FTB OR AS A BOLTHOLE BY THE SEA
- PRIVATE TERRACE WITH VIEWS OF PORTH BEACH
- NEW INTERNAL DOORS

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DESCRIPTION:

If your idea of the perfect home is stepping out of your front door and feeling the sand beneath your feet within moments, then Number Six Attenborrow Court is an opportunity not to be missed.

Situated in one of Newquay's most desirable coastal locations, Porth offers a wonderfully relaxed seaside lifestyle while remaining conveniently close to the town's amenities. Its sheltered sandy beach, framed by dramatic headlands and sparkling waters, is loved by locals and visitors alike throughout the year. Whether it's an invigorating morning swim, a paddleboard adventure across the bay, or simply enjoying a coffee with a sea view, Porth provides the perfect backdrop for coastal living. A true local landmark, Porth Island is accessed via its charming narrow footbridge and rewards visitors with breathtaking panoramic views stretching back towards Newquay and along the coastline to Trevoze Head. The beach itself is complemented by a selection of welcoming cafés, a family-friendly pub on the sand, a beach shop and boutique clothing store, all contributing to the area's warm and vibrant community atmosphere. For those keen to explore further afield, Newquay town centre is just a short drive away, Newquay Airport is only a few miles from the property, and the golden sands of Watergate Bay, renowned for its excellent restaurants and stunning scenery, are nearby.

Occupying a superb first-floor position, Number Six enjoys a private sun terrace with views towards Porth Beach. The apartment has been thoughtfully improved by the current owner and is presented in excellent decorative order throughout. Recent upgrades include a stylish new kitchen, a contemporary shower room, new flooring and fresh décor, creating a home that is ready to enjoy from the moment you move in.

A well-maintained communal entrance with stairs to the apartments welcomes residents and immediately showcases impressive beach and sea views, setting the tone for the coastal lifestyle that awaits.

The newly fitted kitchen offers a sleek, modern finish and incorporates an integrated oven and electric hob, together with space for a fridge freezer and washing machine. The bright and inviting living room is a standout feature, flooded with natural light and opening directly onto the private sun terrace. There is ample room for both comfortable seating and dining, while the direct connection to the outdoor space allows for effortless indoor-outdoor living.

On the other side, the double bedroom enjoys pleasant sea glimpses, while the newly refurbished shower room has been beautifully finished with a contemporary suite comprising a shower enclosure, wash basin and WC.

Further benefits include UPVC double glazing throughout and electric heating.

Outside, the private sun terrace is undoubtedly one of the property's most appealing features. Enjoying views towards Porth Beach, it provides the perfect setting for al fresco breakfasts, evening drinks in the sunshine, or simply relaxing while listening to the sound of the waves. Allocated parking, together with visitor parking spaces, is available to the front of the building.

Whether you are searching for a permanent coastal residence, a seaside retreat, or a lock-up-and-leave bolthole in an exceptional beachfront setting, Number Six Attenborrow Court offers a rare opportunity to embrace life by the sea. Beautifully presented, recently updated and offered with no onward chain, this is a home that perfectly captures the essence of Cornish coastal living.

LEASE DETAILS

The property is held on a 999-year lease,

The ground rent and service charge currently £100 per month.

Pets are not permitted

Each owner has a 1/10th share of the freehold.

There are up and running holiday lets within the building and our vendor informs us the lease is being amended to allow holiday letting

Hallway

1.91m x 1.73m (6'3 x 5'8)

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Lounge Diner
4.09m x 3.23m (13'5 x 10'7)

Kitchen
3.28m x 2.24m (10'9 x 7'4)

Shower Room
1.75m x 1.68m (5'9 x 5'6)

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.

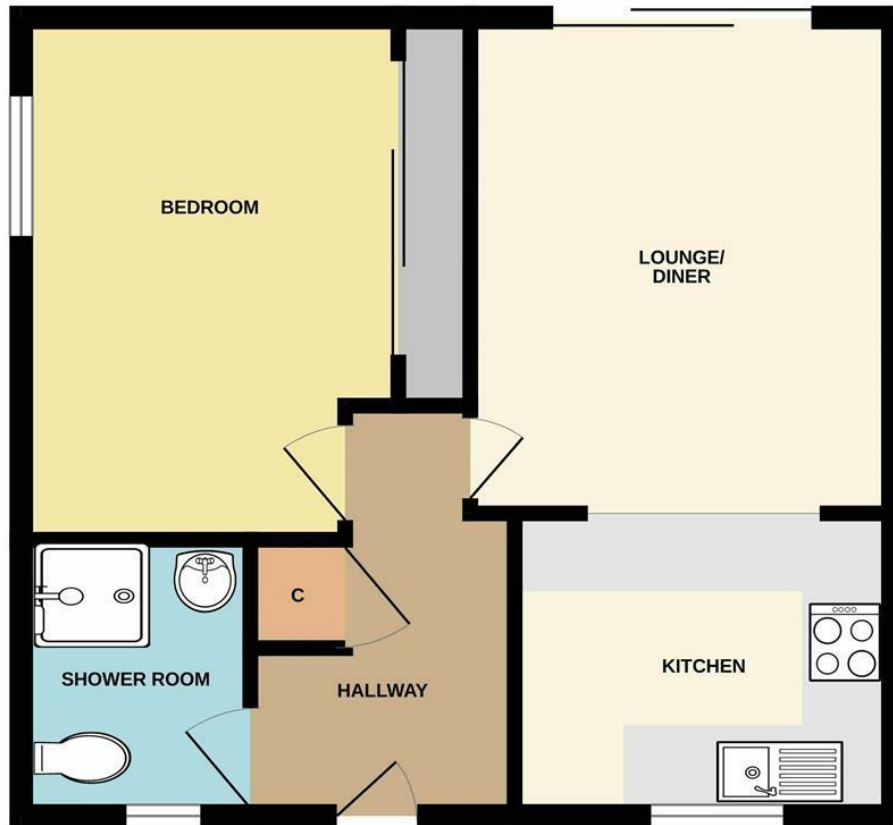
All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

GROUND FLOOR



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	

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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