

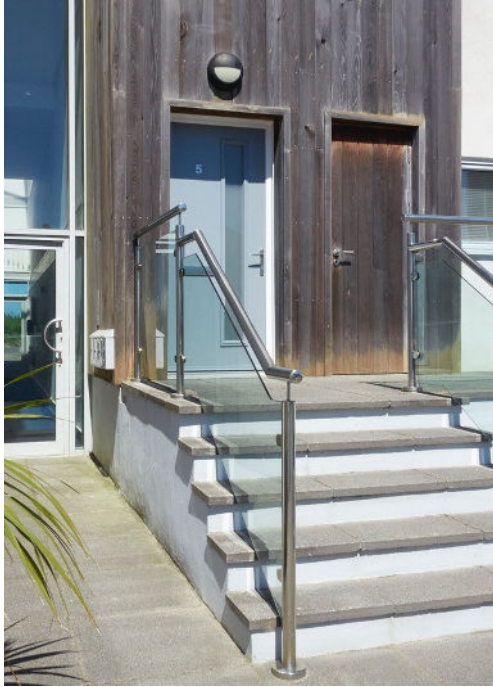


Jackie Stanley
ESTATE AGENTS

5 Bolowthas Court

NEWQUAY





- ***Stylish Duplex Apartment***
- ***Panoramic Views of the Ocean***
- ***Three Double Bedrooms with Master En-Suite Shower Room***
- ***First Floor Living Space with Contemporary Fully Equipped Kitchen & Balcony***
- ***Allocated Parking Space & Communal Gardens***
- ***Moments from the Beach at Lusty Glaze & Porth***
- ***Perfect Holiday Home or Investment Property***



5 Bolowthas Court is a stylish duplex apartment conveniently located within walking distance to the beaches of Lusty Glaze, Tolcarne and Porth with magnificent views across the Barrowfields to the ocean beyond.

The property is accessed via the rear of the building where the front entrance door leads to the hallway. The ground floor has two generous double bedrooms, both with built in wardrobes and the master bedroom with an en-suite shower room. There is also a contemporary and fully tiled family bathroom with bath and crisp white sanitary ware. The staircase ascends to the first floor where there is a further double bedroom with built in wardrobes. The open plan living

area is generous in size and, naturally, focuses around the impressive far reaching views across the Barrowfields and coastline to the ocean beyond. The balcony has bi-folding doors with a glass and steel balustrade. The kitchen is sleek and contemporary comprising a range of high gloss fitted cabinets and drawers with fully integrated appliances and Quartz work surfaces.

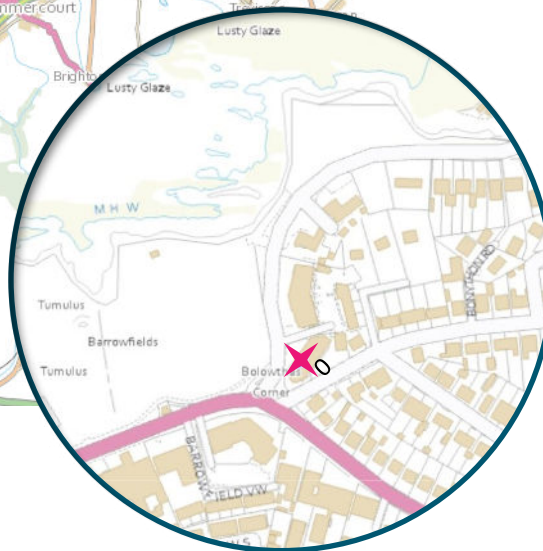
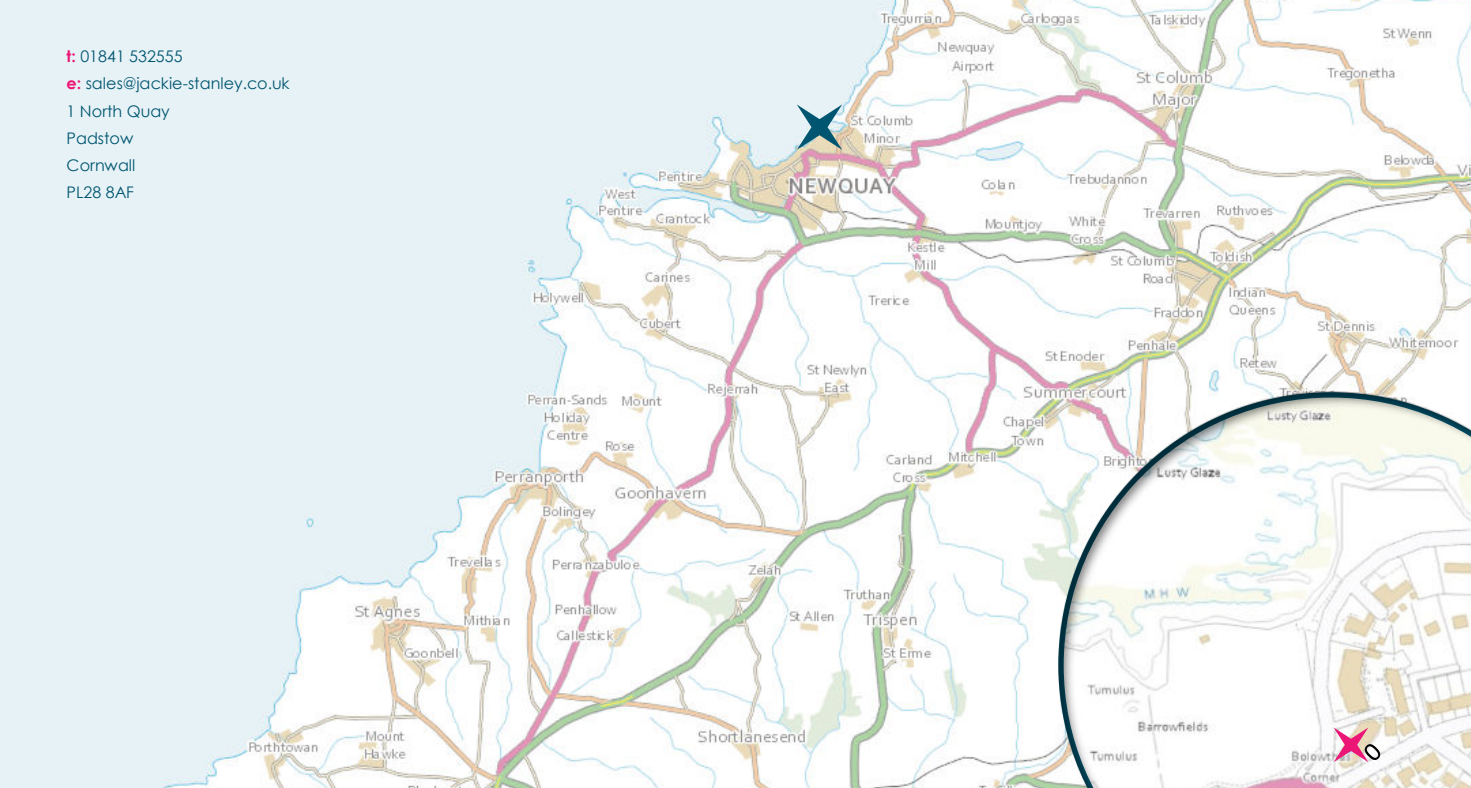
Outside there is allocated parking for one vehicle as well as some visitors parking and communal grounds. Services to the property include mains gas, water, electricity and drainage. The property is subject to a 999 year lease from 2008 and owns 1/12th of the freehold. An approximate service charge of £1,019.80 per annum is applicable. EPC rating C. Council tax band C.

5 Bolowthas Court is situated just moments from three magnificent golden sandy beaches at Lusty Glaze, Tolcarne and Porth all on the outskirts of Newquay. The locality is only a ten minute walk from the extensive array of shops, restaurants, bars and cafés of the town which also offers a cinema, zoo, aquarium, aqua park and boating lake.

5 Bolowthas Court, Newquay TR7 3AN £485,000 guide



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The next bay along is Watergate Bay, an extremely sought after beach location, with a hive of activity and many attractions such as a variety of restaurants and The Extreme Academy sports school offering a great range of sports and activities.

To find 5 Bolowthas Court, from the A39 head towards Newquay along the A3059 and onto Henver Road. Head straight over the double mini roundabouts and continue along Henver Road. As the road bends round to the left, turn right onto Bonython Road and the entrance to Bolowthas Court can be found on the left hand side. The postcode for satellite navigation is TR7 3AN. What3words: silence.classmate.quick