

2 Europa Court

MAWGAN PORTH



EUROPA
COURT
PRIVATE
RESIDENTS ONLY



Jackie Stanley
ESTATE AGENTS



- **Ground Floor Residential Apartment**
- **Just 200 Metres of the Dog Friendly Golden Sands of Mawgan Porth**
- **Two Double Bedrooms with Contemporary Family bathroom**
- **Open Plan Living Accommodation**
- **Modern Equipped Kitchen**
- **Small Private Terrace & Communal Grounds**
- **One Allocated Parking Space with use of Communal Swimming Pool & Tennis Court**
- **Strong Holiday Letting History & Sold Fully Furnished**



One of just 19 properties in the popular Europa Court development, this immaculately presented modern two bedroom ground floor apartment is perfect placed within 200 metres of the dog friendly golden sands of Mawgan Porth and the array of amenities on offer.

2 Europa Court has all year round appeal and is currently a successful holiday let achieving excellent occupancy.

The part-glazed front door opens into a useful porch area, so handy for storing shoes, boots and coats, and then the inner



door leads in to the bright and airy open plan living area. First, there is the well-equipped kitchen with a range of modern base and wall units with woodblock worksurfaces, integral fridge, electric hob, oven, washer / drier and space for a dishwasher and small freezer. There is plenty of space for a dining table and chairs. The remainder of the room is a lovely space to relax, with ample space for sofas and occasional furniture and large sliding patio doors leading to the small private terrace which has a lovely aspect across the communal gardens.

An inner hallway leads to two double bedrooms, both well-proportioned and with large windows allowing in lots of natural light. One bedroom has an en-suite toilet and wash basin and there is a light, bright family bathroom with a crisp, modern white suite, feature tiling and power shower over the bath. Both the hallway and the bathroom benefit from underfloor heating.

The complex has a heated swimming pool, for residents and flat guests, and sun terraces and there are pleasant, lawned, communal gardens. The apartment benefits from one allocated parking space in the private car park which is just across the road, with tennis courts adjacent. Services to the property include mains electricity, water and drainage. Management fee in the region of £1980 pa. EPC rating E. Council tax band deleted. Ofcom suggest standard broadband availability. Ofcom suggest 4G mobile connectivity.

Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is

2 Europa Court, Mawgan Porth
TR8 4BB guide £349,000



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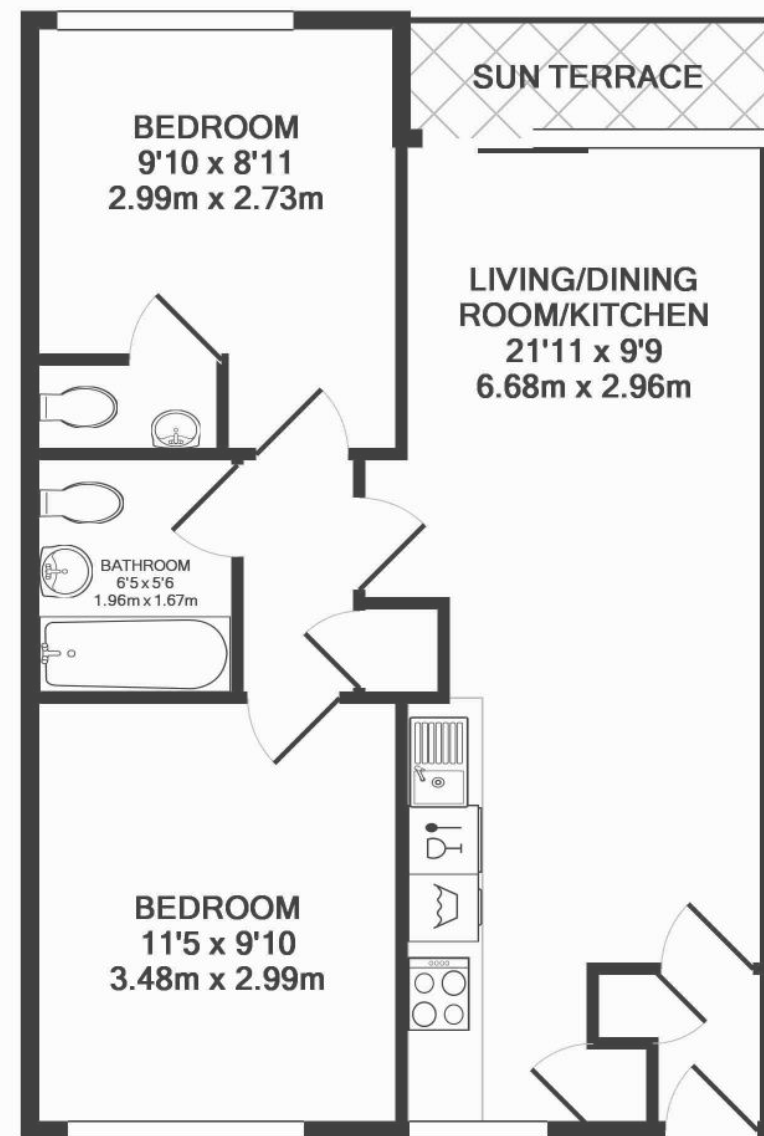


available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlett & Bedruthan Hotel.

The bay provides a range of amenities including a local store, cafes, various eateries, The Merrymoor public house, surf school and gift shops. Walkers are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps being within easy reach. For golfers, the Mawgan Porth Golf Club is within 5 minutes drive.

Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles distant. Well situated for ease of transport, Mawgan Porth is less than a 20 minute drive off the main A30 and approximately 2.4 miles from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is an approximate 30 minutes drive away with routes into London Paddington, Birmingham and the north of the country.

To find Europa Court, from Newquay Airport head west towards Mawgan Porth. At the first T-junction, turn right at signs for Mawgan Porth and Trenance onto the B3276. Follow the B3276 for 1.4 miles, through Trevarrian and into Mawgan Porth. As you go down the hill towards the beach, there is a sharp right hand bend. After passing the width restriction over the bridge, take the first right, just before the Crazy Golf, towards St Mawgan. Europa Court is approximately 100 metres along on the left, with the car park entrance directly opposite on your right hand side. The postcode for Satellite Navigation is TR8 4BB. What3words: mocking.rekindle.silence



TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.3 SQ.M.)