



Atlantic Reach  
Newquay  
Cornwall  
TR8 4LX

Offers in Excess of £64,000

bettermove 



## Newquay

Bettermove are proud to present this 2 bedroom end of terrace house within the popular Atlantic Reach Development which offers a swimming pool, restaurant & many other facilities in Newquay available with no forward chain.

The property benefits from double glazing, electric heating throughout and ample off road parking shared within the development.

This is a leasehold property with 999 year lease from 2009; the ground rent and the site fees are approximately £1,500 per annum.

The interior of this beautifully presented property comprises a spacious and open plan living room, fitted kitchen and dining area on the ground floor. The first floor consists of two double bedrooms and the family bathroom.

Atlantic Reach Development benefits from amenities which include a reception, club house, restaurant, bistro, indoor and outdoor swimming pools, gym, spa complex, football golf and tennis courts. It provides easy access to the A30 and to Newquay Airport.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

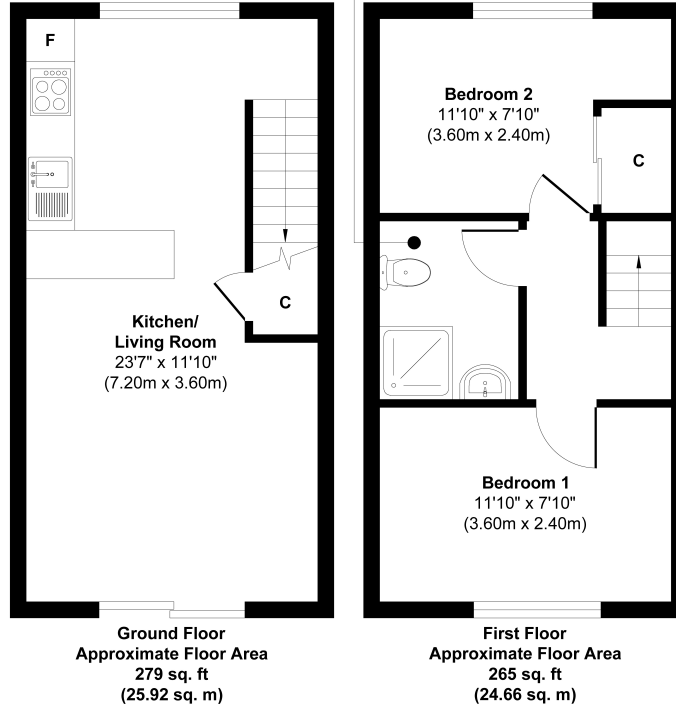
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Shower Room**  
7'3" x 5'7"  
(2.20m x 1.71m)



**Approx. Gross Internal Floor Area 544 sq. ft / 50.58 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





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