



**Ocean Views  
Mount Wise  
Newquay  
Cornwall  
TR7 2BH**

**Offers in Excess of £208,000**

**bettermove**

# Mount Wise Newquay

Bettermove are proud to present this 1 bedroom flat in Newquay overlooking Newquay Bay, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space in the underground carpark. The council tax band is C.

This is a leasehold property with 987 years remaining on the lease; the ground rent and the service charge is combined at £175 per month approximately.

The interior of this beautifully presented property comprises a spacious and open plan living room with the fitted kitchen, one double bedroom and the bathroom on the ground floor of the building. The exterior boasts a private rear courtyard, perfect for enjoying the summer months.

Located in the popular town of Newquay, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Newquay Train Station, the A392, Newquay airport and many local bus routes.

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.



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)