



HUMBERTS





**Mordardha
20 Cliff Edge
Narrowcliff
TR7 2FX**

- 3 Bedrooms
- 1 Reception Rooms
- 4 Bathrooms
- 200 Sq. Metres

**Guide Price
£850,000**



An exceptional, spacious apartment with uninterrupted sea views opposite a superb beach.

IN THE OWNER'S WORDS

"When we first viewed Mordardha we knew it was the property we wanted at first sight. Bought off plan, we were able to put our own input into the property ensuring the very best fit-out standard.

Directly overlooking Tolcarne Beach on the 2nd floor of the apartment building, Mordardha provides breath taking views across the North Cornish coast from Newquay Harbour SW and Watergate Bay NW. Long summer evenings sat on the balcony watching the world go by is a fantastically calming pastime.

With Mordardha being based on the edge of Newquay for us provided the best of both worlds, access to a beach across the road but in walking distance of everything we need in terms of shops, infrastructure, bars & restaurants."

PROPERTY

This stunning apartment is fantastically well specified and offers glorious, uninterrupted sea views from every principal room. Located directly opposite Tolcarne Beach, a wide expanse of golden sand where, depending on the tide, you can surf, swim, paddleboard or bodyboard. If a more leisurely day at the beach is preferred, you can sip a cocktail or eat a fine meal from the beachside restaurant while watching the sunset. All of this is available if you can tear yourself away

from the superb views from the balcony or the luxurious interior of the apartment itself!

The main living area offers a large open plan kitchen dining and living room with French doors opening out to the balcony. The German kitchen has a range of white handleless cabinetry with stainless steel trim and has a full suite of integrated Neff appliances. An integral oven and Microwave, fridge freezer and dishwasher and 1 1/2 bowl sink are on one bank of cabinets while an induction Hob with a pop up extractor are in the island which feature contrasting brown cabinets. The twenty square meter living space provides plenty of room for a dining table and chairs as well as a comfortable living area.

The adjoining balcony overlooks the sea and beach as well as offering views over the historically significant Barrowfields. There is room to relax or dine al-fresco and watch the incredible sunsets over the Headland and Huer's Hut in the distance.

The three double bedrooms all offer luxurious en-suite shower rooms with full height tiling and sanitaryware from Porcelanosa. Walk-in showers, quality vanity storage, heated towel radiators and illuminated anti-mist mirrors offer a spa-like experience. Both the master bedroom and bedroom 2 have direct un-interrupted sea views. Bedroom two has a private balcony while bedroom three opens out onto the principal balcony.

There is a useful utility room and coat cupboard as well as a large owners cupboard and a cloakroom off the expansive central hall.

The property has the benefit of 2 designated parking spaces in the secure underground parking area. There is also a (private) electric car charging point.

This is one of the largest apartments in the building and certainly one of the best positioned with outstanding views generous living spaces and superb specification. It is currently used as a very successful holiday let and income figures can be obtained through the agent for interested purchasers. The property is offered fully furnished.









Surrounding Area

SPECIFICATION

Triple glazed German, powder coated windows

999 Year Lease

Remainder of 10 year guarantee with ICW insurance

Designer Kitchens

Neff Appliances throughout, Induction hob, integrated fridge freezer

Electric oven

Built in Microwave

Dishwasher

Pop up extractor

Luxury Bathrooms

Towel radiator

Porcelanosa ceramic tile floor and full height walls

Hidden cistern toilet

Contemporary sanitaryware with vanity storage

Illuminated mirror with defrost and shaver point

Heating

Highly efficient properties

Underfloor heating

Balconies

Toughened framed glazing with brushed stainless steel handrail

Fully tiled

Security

Voice and key controlled communal gated entrance

Secure access car parks

Private lift

Ground Rent - £250 p.a

Maintenance Charge - £3,545 per annum - covers building insurance, landscaping every two weeks through summer, monthly in winter, Common electrical charges, Service on private gates and voice control system. Service of lifts and safety service of alarm and smoke alarm system. Clean refuse bin storage area twice a month.

SURROUNDING AREA

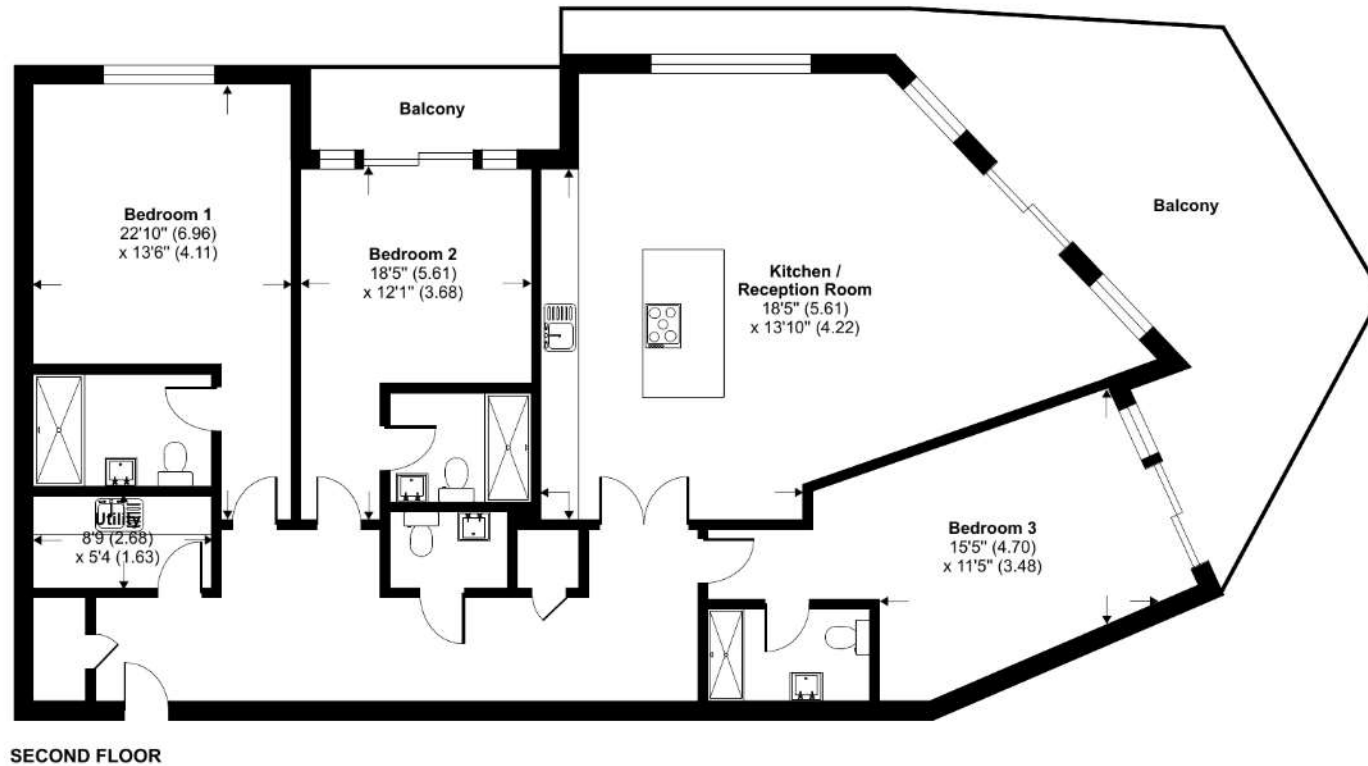
Opposite Tolcarne Beach and within walking distance of Lusty Glaze, Great Western and Towan Beaches as well Newquay Harbour and (a little further afield) Fistral & Porth, every day of the week can be spent on a different beach! The Barrowfields just in front of the property is a historically significant park above the Cornish cliffs.

Newquay is considered to be one of Cornwall's most popular holiday resorts, world renowned for the quality of its surrounding surfing beaches together with the spectacular North Cornish coastline. The town provides a comprehensive range of shopping facilities together with amenities to satisfy all banking, schooling and leisure requirements. There is a branch line railway station together with Newquay airport nearby from where there are a number of scheduled domestic and international flights.

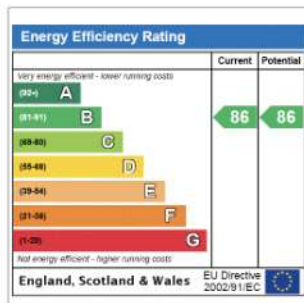


Cliff Edge Narrowcliff, Newquay, Cornwall, TR7

Approximate Area = 1711 sq ft / 159 sq m
 Balconies = 445 sq ft / 41.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2021. Produced for Humberts. REF: 1169772



Additional Information

Underfloor heating from a communal gas boiler. Mains water, drainage and electricity.

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