



KINGS

APARTMENTS

NEWQUAY, CORNWALL

50.40083940560846,
-5.058715757430263



KINGS APARTMENTS

Kings Apartments is a select new build development with a mix of one and two bedroom apartments perched up high on the outskirts of one of the UK's most popular seaside location of Newquay. Enjoying far reaching views over the townscape and estuary beyond. .

Each apartment has been designed with modern day living in mind with great attention to detail so as to best utilise the use of space and maximise on the quality of living.

Located on the former site of the Kings Head public house, the area known as Lane is in close proximity of the residential area of Treloggan. Being sited on the gateway into Newquay it is the ideal location for exploring all that Newquay has to offer. A short distance away is the hamlet of Lane with its own farm shop.

The glorious beaches and coastline is within 1.5 miles but, when you're not catching a wave or perfecting your tan on the beach, there are lots of other local attractions to enjoy. A short distance away you'll find Trenance Leisure Gardens, Newquay Zoo and the Heron tennis centre. There's also a network of dedicated cycling tracks offering routes to the nearby towns of Bodmin, Padstow, and Truro.



SPECIFICATION



KITCHEN

- Quality kitchens with complimentary laminate worktops
- Under-mounted stainless steel sink
- Electric fan oven and induction hob
- Integrated fridge/freezer
- Wall mounted stainless steel extractor
- Space for washer/dryer

FINISHES

- White walls and ceilings
- Modern secure entry doors
- White woodwork throughout
- White modern doors with stylish brushed chrome fittings
- Flooring package available *

BATHROOMS & EN-SUITES

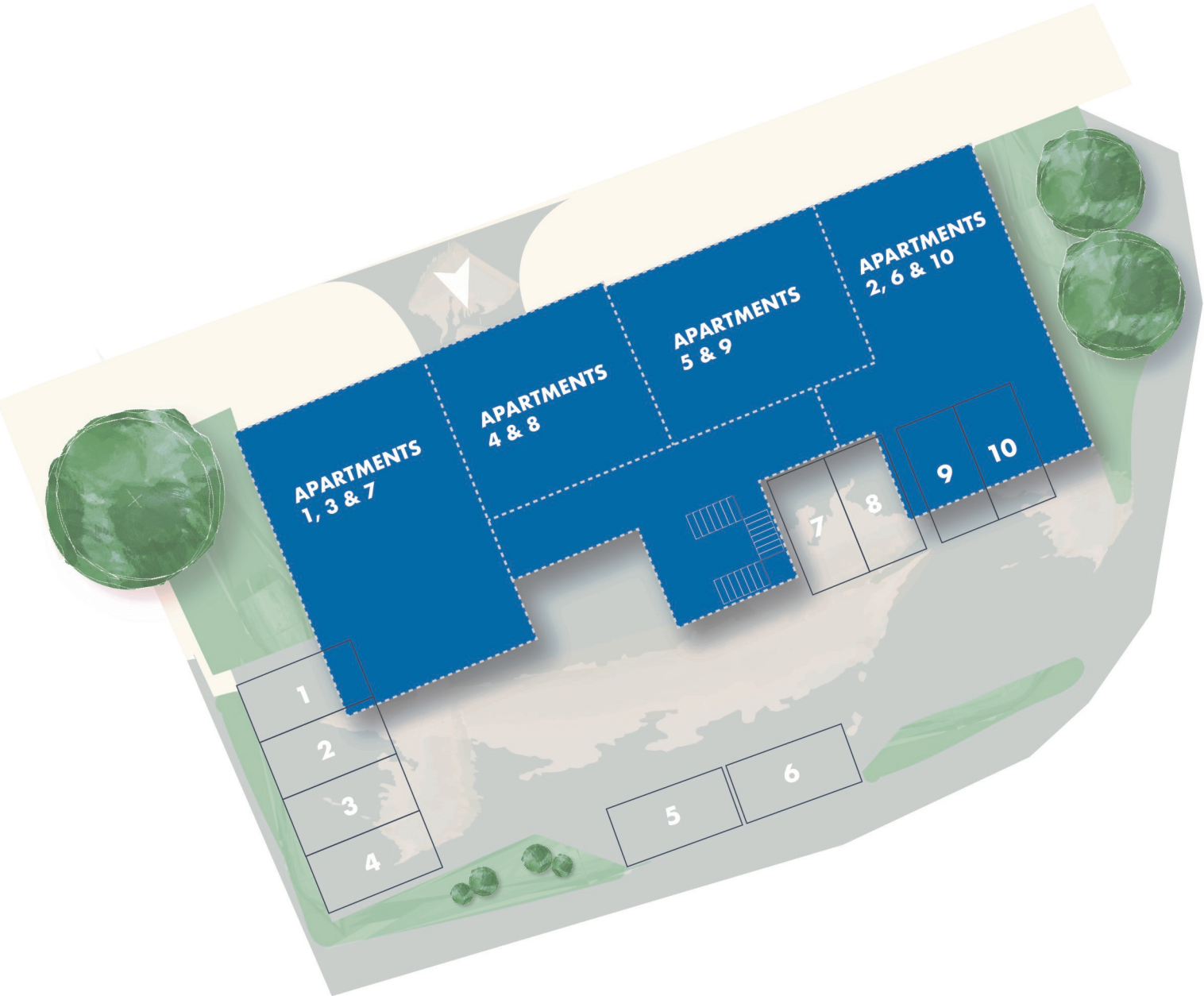
- Contemporary white Roca sanitaryware
- Contemporary porcelain tiles
- Chrome taps and dual shower heads over bath.
- Glass bath screens
- Heated towel rails

ELECTRICS & HEATING

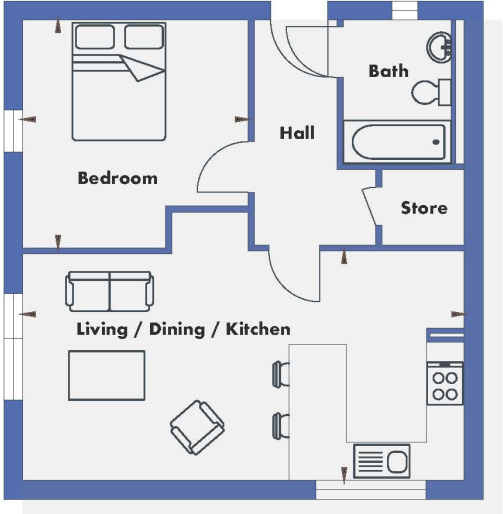
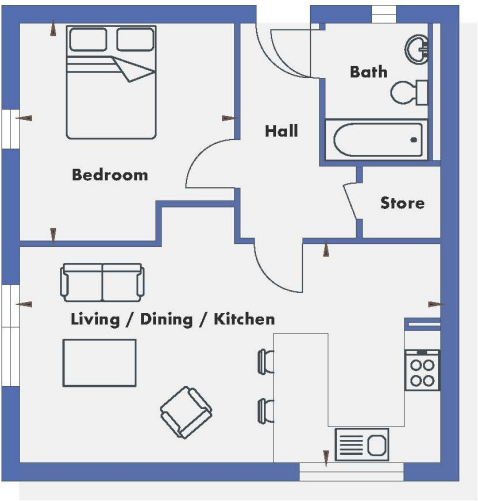
- Telephone and data points in reception rooms
- TV and satellite wiring in living area
- Individual secure entry system to each apartment
- Efficient Gas boilers and Radiators
- Nest smart heating control

10 Year build warranty with Advantage Warranties

SITE PLAN



FLOOR PLANS



APARTMENT 1

GROUND FLOOR

FLOOR AREA 50.71M² | 545.83 FT²

Living / Dining / Kitchen	6.97m x 3.62m	22'10" x 11'10"
Bedroom	3.60m x 3.55m	14'9" x 11'11"

APARTMENT 2

GROUND FLOOR

FLOOR AREA 57.05M² | 614.08 FT²

Living / Dining / Kitchen	6.97m x 4.20m	22'10" x 13'9"
Bedroom	4.52m x 3.65m	14'9" x 11'11"



APARTMENTS 4 & 8

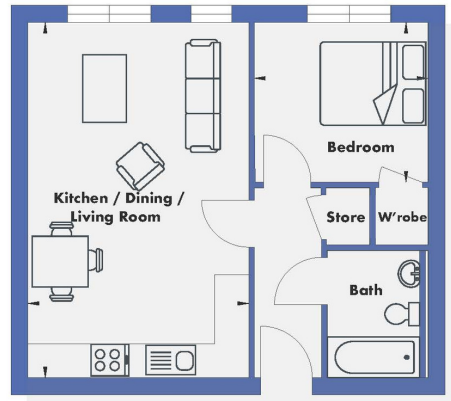
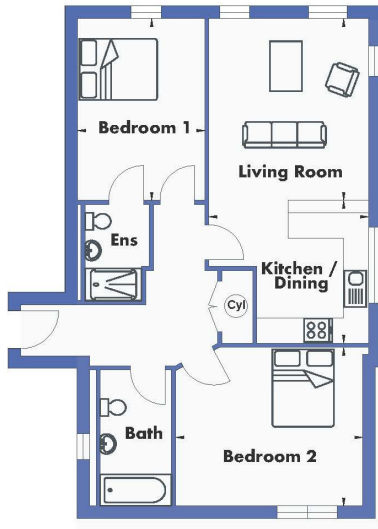
FIRST & SECOND FLOOR
FLOOR AREA 46.26M² | 497.93 FT²

Living / Kitchen / Dining	6.56m x 3.81m	21'6" x 12'6"
Bedroom	3.15m x 3.10m	10'4" x 10'2"

APARTMENTS 3 & 7

FIRST & SECOND FLOOR
FLOOR AREA 73.78M² | 794.16 FT²

Living	3.99m x 3.76m	13'1" x 12'4"
Kitchen / Dining	3.76m x 3.42m	12'4" x 11'2"
Bedroom 1	4.35m x 3.10m	14'3" x 10'2"
Bedroom 2	4.94m x 3.04m	16'2" x 9'11"



APARTMENTS 6 & 10

FIRST & SECOND FLOOR
FLOOR AREA 81.38M² | 875.96 FT²

Living	4.36m x 3.82m	14'3" x 12'6"
Kitchen / Dining	3.82m x 3.42m	12'6" x 11'2"
Bedroom 1	4.35m x 3.04m	14'3" x 9'11"
Bedroom 2	4.48m x 3.80m	14'8" x 12'5"

APARTMENTS 5 & 9

FIRST & SECOND FLOOR
FLOOR AREA 44.24M² | 476.19 FT²

Living / Kitchen / Dining	6.27m x 3.89m	20'6" x 12'9"
Bedroom	3.07m x 2.82m	10'0" x 9'3"



KINGS

APARTMENTS

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Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from architect's working drawings. Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore satisfy themselves at the time of construction as to the actual finished dimensions. Elevation treatments, window arrangements and materials may vary from plot to plot. Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development and delay construction. These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a Contract, and purchasers are advised to check salient details for themselves. Prior to exchange of contracts purchasers will be required to inspect the working drawing for the property they are purchasing and confirm that they are satisfied regarding the details.

