



QUAY COURT

NEWQUAY • CORNWALL

A collection of four bedroom town houses
with panoramic sea views

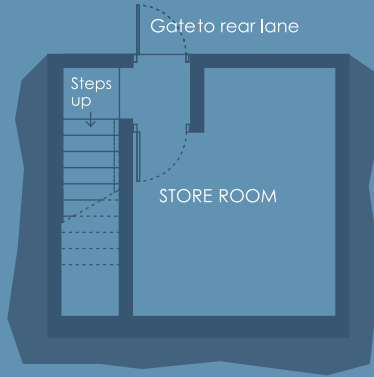
4 Bedroom Town House - Floor Plans

Roof Terrace	7.05m x 4.25m	(23' 2" x 13' 11")
Kitchen	3.15m x 4.15m	(10' 4" x 13' 7")
Lounge	6m x 4.15m	(19' 8" x 7' 4")
Balcony	0.9m x 4.15m	(2' 11" x 13' 7")

Master Bedroom (1)	3.1m x 4.15m	(10' 2" x 13' 7")
Ensuite	2.45m x 0.9m	(8' 1" x 2' 11")
Bedroom 2	3.15m x 2.45m	(10' 4" x 8' 1")
Bathroom	3.15m x 1.6m	(10' 4" x 5' 3")

Bedroom 3	2.85m x 2.75m	(9' 4" x 9' 0")
Bedroom 4/Utility	3.1m x 4.15m	(10' 2" x 13' 7")
Shower Room	1.95m x 1.75m	(6' 4" x 5' 9")
Terrace	3.85m x 3.15m	(12' 8" x 10' 4")

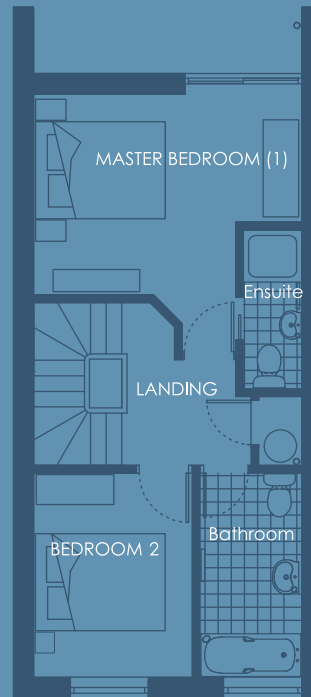
Store Room	3.15m x 3.85m	(10' 4" x 12' 8")
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LOWER GROUND FLOOR
Floor area: 16.40m²



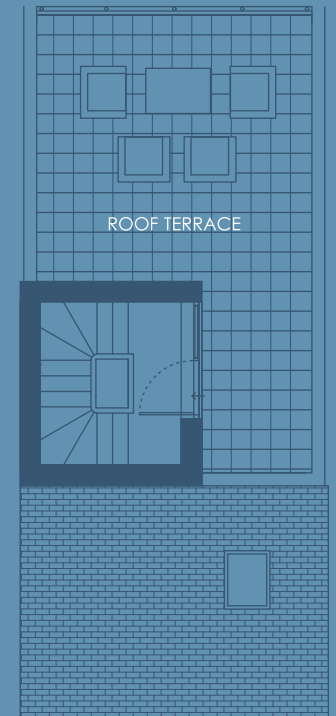
GROUND FLOOR
Floor area: 35.60 m²
(excluding Terrace area)



FIRST FLOOR
Floor area: 37.26m²



SECOND FLOOR
Floor area: 38.10m²
(excluding Balcony area)



ROOF TERRACE
Floor area: 30.00m²
(including stair area)

0 m | | | | 5m

4 Bedroom Town House - Specification

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KITCHEN

Contemporary kitchens with built in appliances.

- Handleless units with a gloss finish and soft close hinges.
- Quartz work tops and splash backs.
- Neff appliances: oven, electric hob and extractor.
- Cda fridge freezer and dishwasher.
- Recessed stainless steel sink with drainage grooves.
- Under unit lighting.

BATHROOM AND EN SUITE

- Modern design sanitary ware.
- Slimline shower trays - clear glazed shower doors/bathscreen
- Wall hung sinks in the shower room and en suite.
- Thermostatic showers.
- Incorporated heated mirrors.
- Chrome heated towel rails.

INTERNAL FINISHING

- Engineered oak flooring in lounge/kitchen, ground floor hallway and bed 4/utility.
- Quality carpet on all stairs 1st floor landing, master bedroom and bedrooms 2/3.
- Glass balustrading on all stairs.
- White finish doors with stainless steel furniture.
- Mix of spotlights and pendants throughout the house.

HEATING AND ELECTRICAL SYSTEMS

- Mains gas central heating
- Worcester boiler with 7 year guarantee.
- Worcester Wave control system - adjust heating via mobile device.
- Designer radiators in the lounge and kitchen.
- TV and data points in all bedrooms.
- Provisions for Sky/cable in the lounge and BT point.
- Front door entry system.

EXTERNAL FINISHING

- Velfac aluminium D/G windows and doors with a 7 year warranty.
- Slate on mono pitched roofs.
- Thin coat render system finished with silicone paint.
- Norclad timber cladding with 30 year guarantee.
- Hadiplank cladding on the ground floor and butterfly roofs.
- Marine Grade stainless steel and glass balustrading on the roof terrace and balcony.
- Flat roof has a 20 year warranty and is finished with a composite decking.

PARKING

- Two allocated parking spaces per house with an additional seven visitor spaces.

PEACE OF MIND

- All townhouses come with a 10 year warranty supplied by build zone.



4 Bedroom Town Houses - Newquay

3 minutes walk from Newquay town centre

10 minutes walk from Fistral Beach

10 minutes walk from Newquay Golf Club

A30 is approximately 6 miles away with links to M5/M4/M42/M6/M1.

Newquay airport 7 miles away with links to London, Manchester, Birmingham, Leeds, Bristol, Glasgow, Cork, Dublin, Bradford, Newcastle and Edinburgh.

Trains/coach with links to all areas.

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