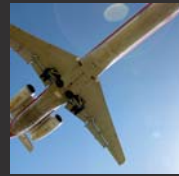
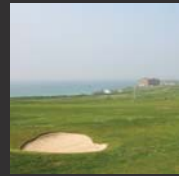
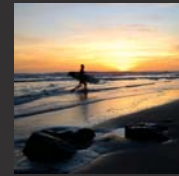
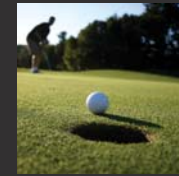




For further details please contact

Bradleys Estate Agents  
3a Berry Road, Newquay  
Cornwall TR7 1SF

Tel: 01637 850500  
Email: [newquay@beagroup.co.uk](mailto:newquay@beagroup.co.uk)



MORE THAN JUST A LIFESTYLE, MORE A WAY OF LIFE



The view photos shown represent the area local to Bredon Court & are not taken from the development

## Welcome to Newquay

The coast of Cornwall is one of the most beautiful in England with its towering cliffs, superb beaches, fishing coves and harbours. Newquay can be found on the North Coast of Cornwall facing the Atlantic Ocean and bounded to the West by the Gannell River and its associated salt marsh.

Newquay was once an isolated fishing community reliant on pilchards however it is now renowned for its world famous surfing beaches. Fistral Beach hosts major international surfing competitions whilst Towan, Great Western and Tolcarne Beaches nearer the town and nearby Crantock Bay provide beautiful sandy beaches to be enjoyed by everyone.

The town centre of Newquay is just a short walk away and has its own unique culture with many shops and fashionable restaurants. While playing golf you can take advantage of the stunning coastal views, and attractions include the Eden Project, National Maritime Museum & the Tate at St Ives.

Newquay railway station is the terminus of the Atlantic Coast Line running from Par and is situated close to the beaches on the eastern side of the town. Newquay Airport provides easy links to parts of the British Isles as well as some European destinations.



## 10 EASILY ACCESSIBLE SANDY BEACHES





## Exclusive homes, stunning location



Bredon Court is a stylish development of 43 two and three bedroom apartments along with 8 two and three bedroom terraced houses. Bredon Court can be found in an enviable position in Newquay with most of the apartments enjoying outstanding views over the golf course to Fistral Beach and the Atlantic Ocean beyond whilst still being within walking distance of the town centre.

These well-proportioned new homes with spacious accommodation have been cleverly designed to take maximum advantage of the breathtaking views, wherever possible. All of the apartments and houses will benefit from stylish kitchens, modern bathrooms, central heating, double glazing and secure parking.



The illustrations shown on this page are not fully representative of the ground level and landscaping. They are computer generated images that may vary from the development when built.

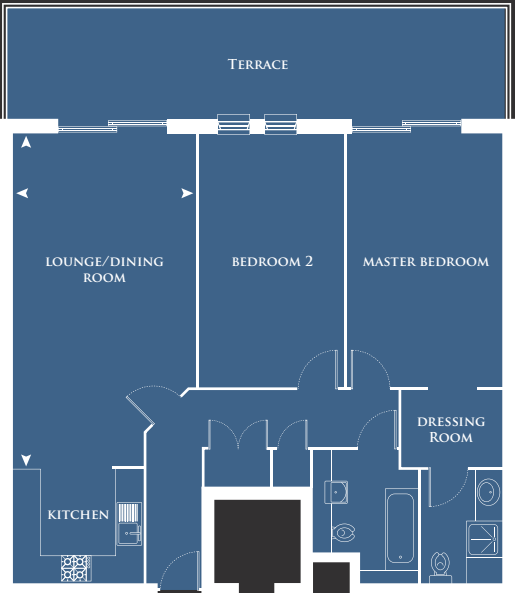
STUNNING VIEWS ACROSS NEWQUAY GOLF COURSE





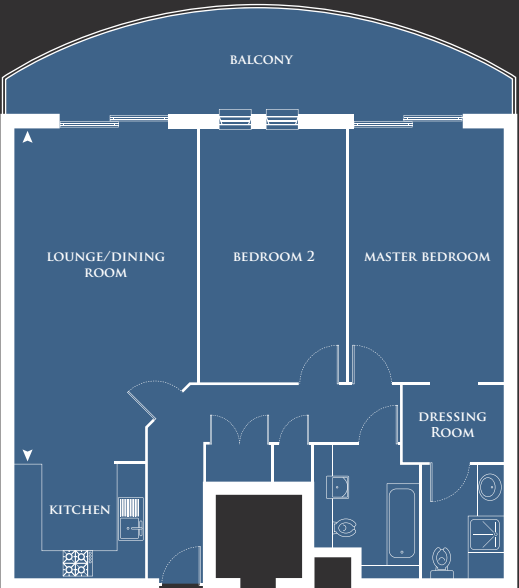
2 bedroom apartment with the ground floor having a terrace and the upper floors having balconies of various sizes

APARTMENT 2 (TERRACE)



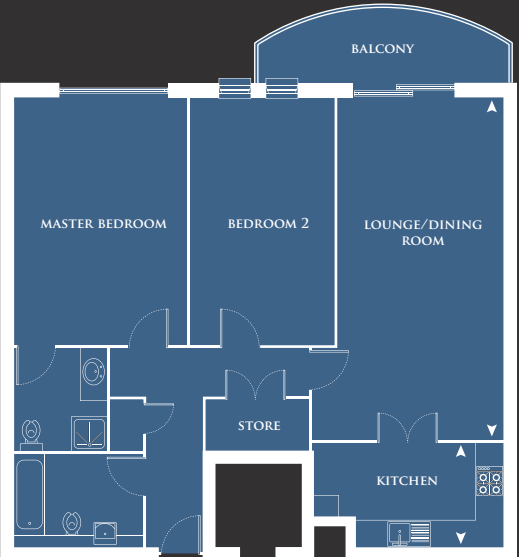
Lounge/Dining Room	23'6"	(7.2m)	x	12'7"	(3.9m)
Kitchen Area	9'1"	(2.8m)	x	8'2"	(2.5m)
Master Bedroom	18'	(5.5m)	x	10'8"	(3.2m)
Bedroom 2	18'	(5.5m)	x	10'1"	(3.1m)

APARTMENTS 5, 8, 11, 19, 22,  
28, 37, 40 (FULL BALCONY)



Lounge/Dining Room	23'6"	(7.2m)	x	12'7"	(3.9m)
Kitchen Area	9'1"	(2.8m)	x	8'2"	(2.5m)
Master Bedroom	18'	(5.5m)	x	10'8"	(3.3m)
Bedroom 2	18'	(5.5m)	x	10'1"	(3.1m)

APARTMENT 14 (HALF BALCONY)



Lounge/Dining Room	24'2"	(7.4m)	x	13'1"	(4.0m)
Kitchen	13'4"	(4.1m)	x	7'2"	(2.2m)
Master Bedroom	17'3"	(5.3m)	x	10'8"	(3.3m)
Bedroom 2	17'3"	(5.3m)	x	10'1"	(3.1m)

The dimensions given are done so in good faith before construction has commenced. They are not intended to be used for furniture, appliance spaces or carpet sizes.  
Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion.

MORE THAN JUST A LIFESTYLE, MORE A WAY OF LIFE





BC  
BREDONCOURT

APARTMENTS 1 & 3 (TERRACE)

APARTMENTS 6, 9, 12, 15, 20, 23,  
29, 36, 39 (BALCONY)

APARTMENTS 4, 7, 10, 13, 18, 21, 27,  
38, 41 (BALCONY)

2 bedroom apartment with the ground floor having a  
terrace and the upper floors having balconies

Lounge/Dining Room	22'9"	(7.0m)	x	12'2"	(3.7m)
Kitchen Area	9'8"	(3.0m)	x	7'8"	(2.4m)
Master Bedroom	12'7"	(3.9m)	x	10'8"	(3.3m)
Bedroom 2	12'7"	(3.9m)	x	10'2"	(3.1m)

Please note: Apartments 3, 6, 7, 9, 10, 12, 13, 18, 20,  
21, 23, 27, 29, 38 & 41 do not have  
windows or projection on side elevations.

Only apartment 15 has windows and  
projections to the side elevations with  
plots 39 & 36 being slightly different  
again.

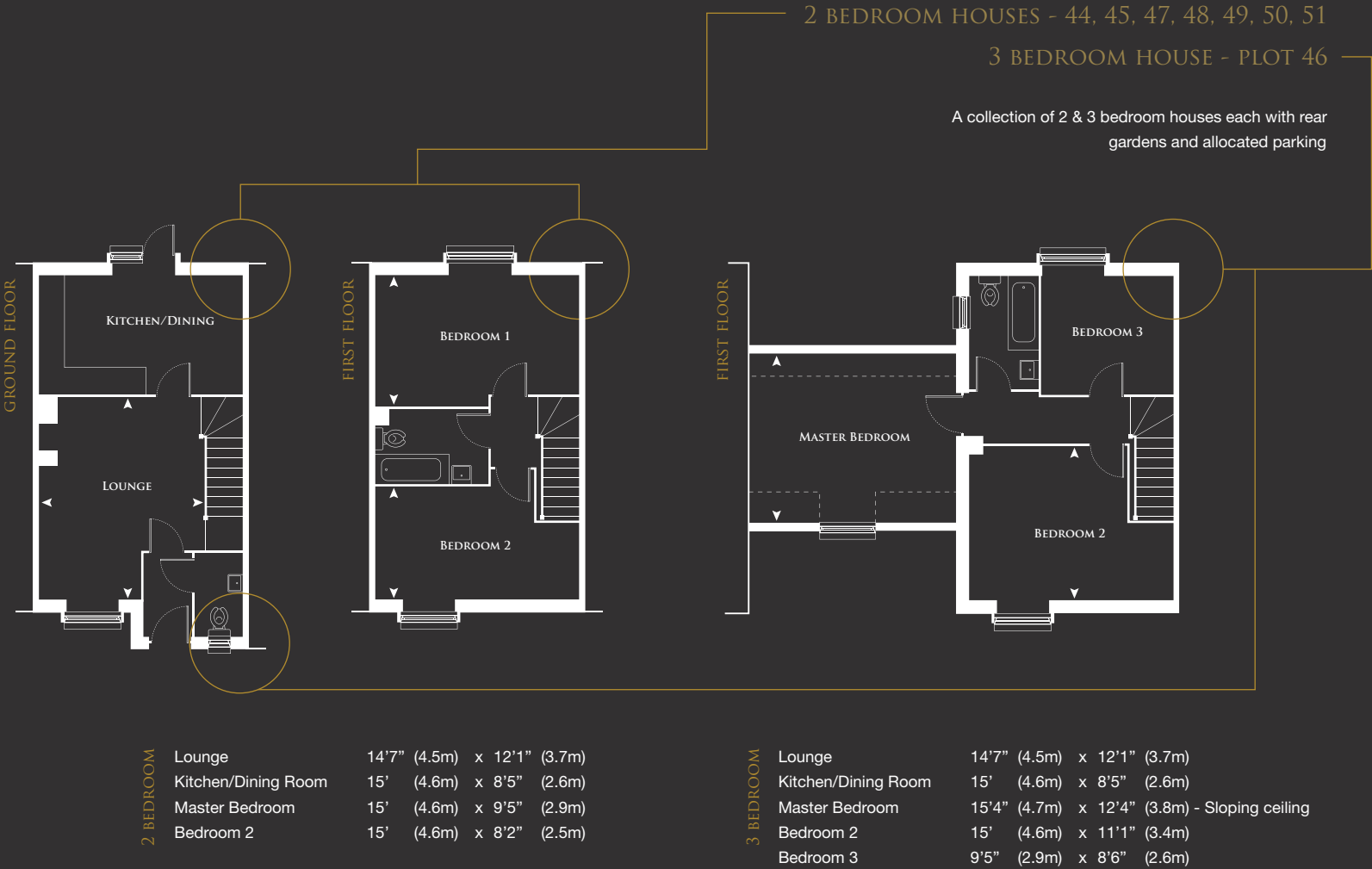
The dimensions given are done so in good faith  
before construction has commenced.  
They are not intended to be used for furniture,  
appliance spaces or carpet sizes.  
Purchasers are strongly advised to confirm actual  
dimensions when the property is nearing completion.

A ROUND OF GOLF BY THE SEA IS MINUTES AWAY





A SUPERB VARIETY OF RENOWNED RESTAURANTS



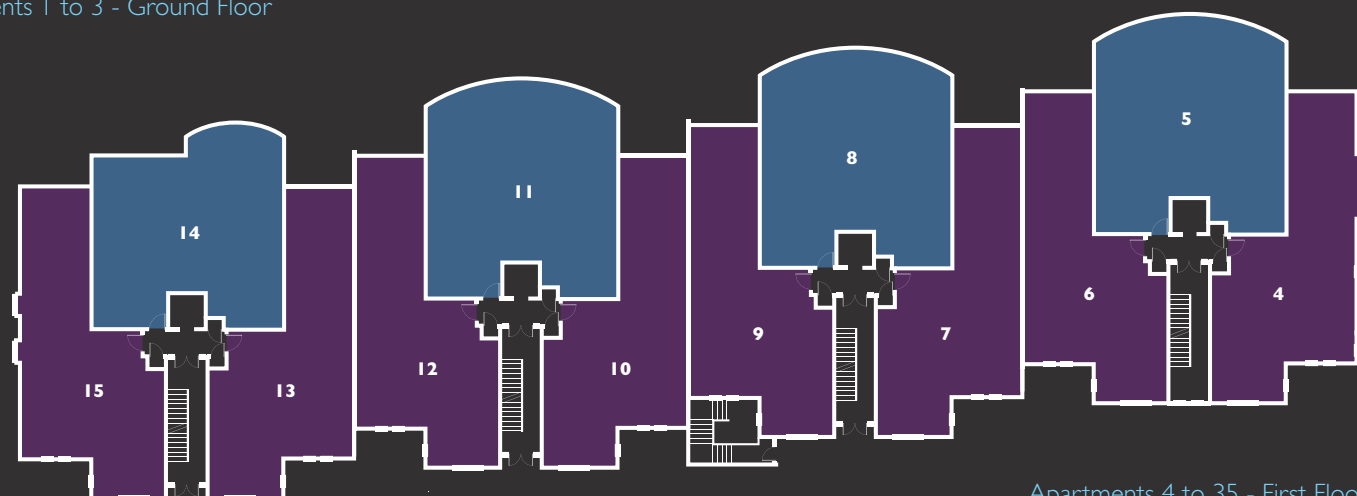
The dimensions given are done so in good faith before construction has commenced. They are not intended to be used for furniture, appliance spaces or carpet sizes. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion.

JUST ?? MILES FROM NEWQUAY AIRPORT

(Storage units for apartments)

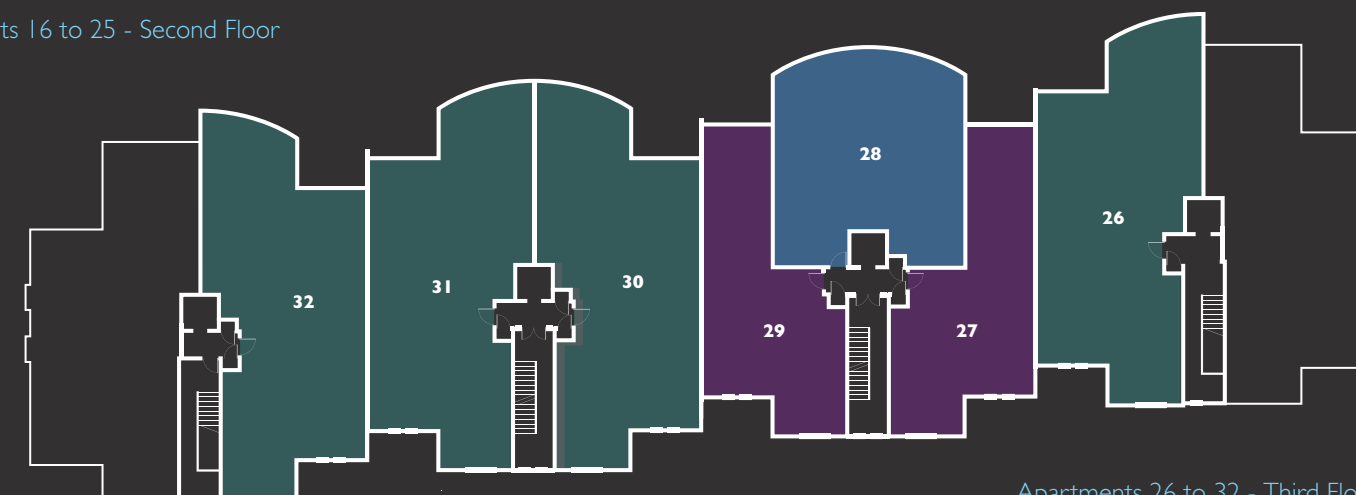
(Storage units for apartments)

### Apartment 1 to 3 - Ground Floor



## Apartment 4 to 35 - First Floor

## Apartment 16 to 25 - Second Floor



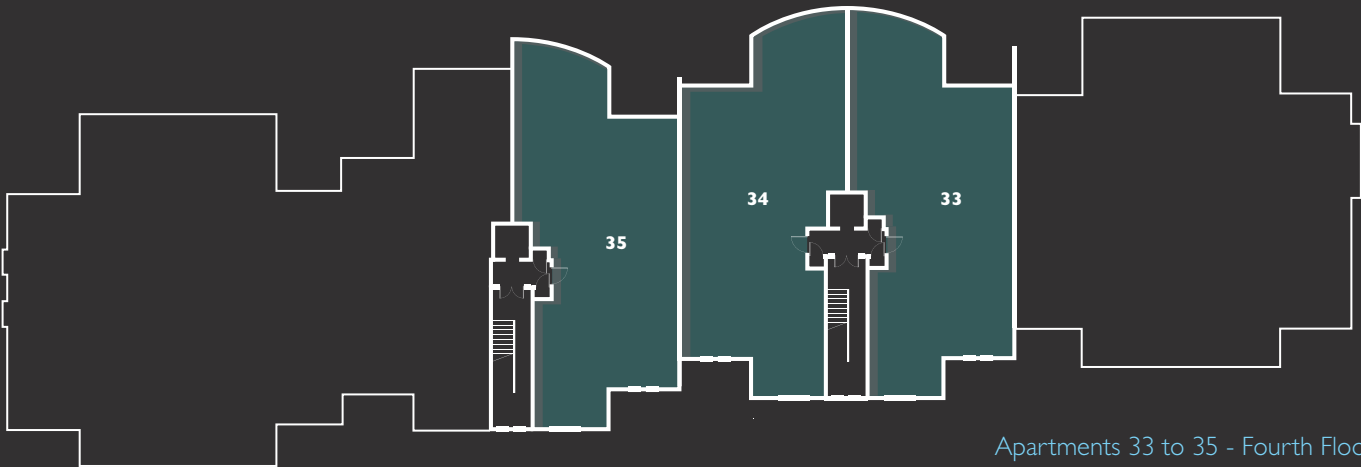
### Apartments 26 to 32 - Third Floor



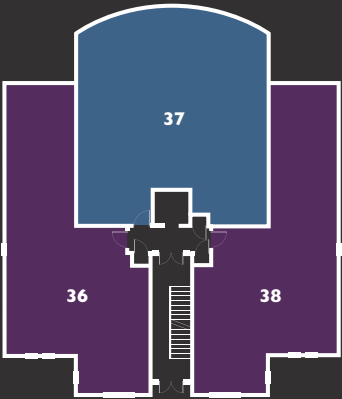


Apartment Location

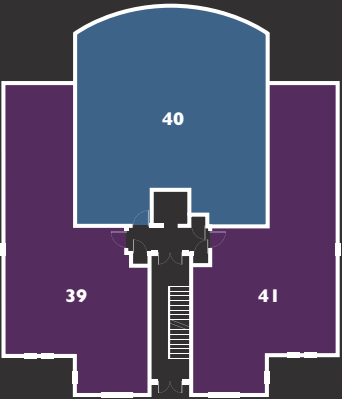
The apartment location has been simplified, is intended as a guide and is not to scale. Please ask for further details.



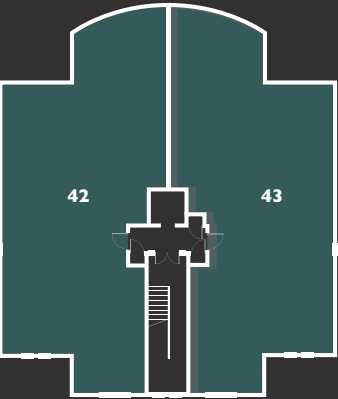
Apartments 33 to 35 - Fourth Floor



Apartments 36 to 38 - Ground Floor



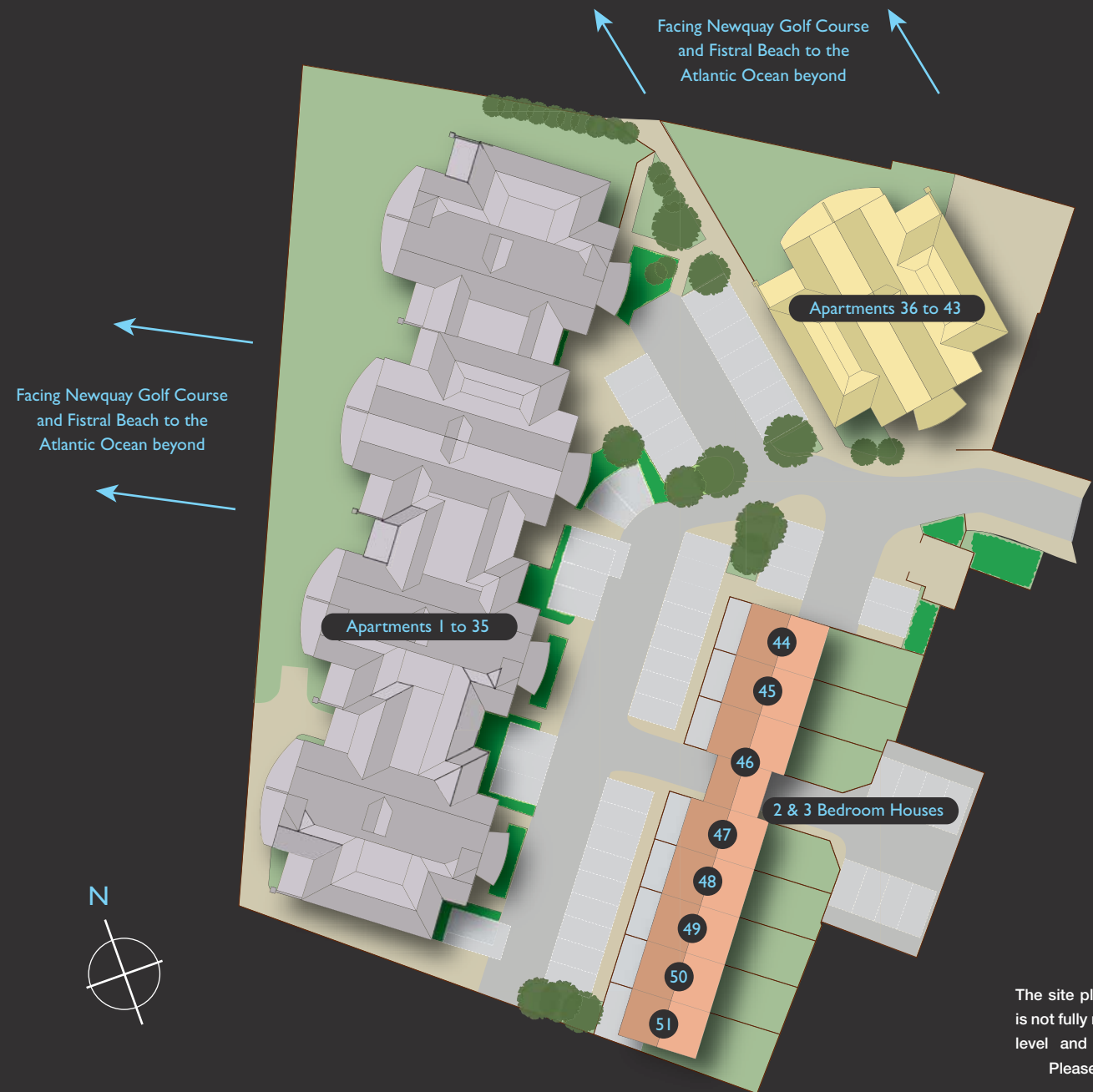
Apartments 39 to 41 - First Floor



Apartments 42 & 43 - Second Floor

WORLD RENOWNED SURFING AT FISTRAL BAY

## Site Plan



The site plan has been simplified and is not fully representative of the ground level and landscaping or to scale. Please ask for further details.

## Computer Generated Image



The illustration shown here is not fully representative of the ground floor level and landscaping or to scale. Please ask for further details.





The photos on these pages are taken from the manufacturers handbook and used to represent the style only.

## Specification

### INTERNAL FEATURES

- Flush light veneer doors
- Brushed stainless steel door furniture
- Coated aluminium double glazed windows
- Smooth finish to ceilings
- Gas central heating
- Well placed power points
- Satellite TV wiring and television aerial socket to lounge and master bedroom (Telephone, broadband & cable sockets apartments
- Voice entry phone system to apartments

### KITCHEN

- Fitted kitchen in choice of base and wall units
- Co-ordinating worktops
- Pelmet lighting to underside of wall units
- Integrated dishwasher
- Integrated combined washer/dryer
- Integrated fridge/freezer
- Built in oven, hob and extract hood finished in brushed stainless steel
- Recessed spotlights

### EXTERNAL FEATURES

- Gated secure parking with video entry system
- Terrace/Balcony to apartments
- External lights to all terraces/balconies
- Communal lift to apartments
- Communal landscaped gardens
- Individual storage areas for apartments

### BATHROOM/EN-SUITE

- Modern style white sanitaryware
- Fully tiled walls from a choice of tiles
- Feature electric towel rail
- Recessed spotlights
- Thermostatic shower

Please Note: The specification photographs shown are taken from the manufacturers' handbooks' and are used to represent the style only. These photographs may feature items not included in the final specification. Availability of choices will be subject to stage of construction. Please ask for further details.

From time to time it may be necessary to amend the plans. We will inform you of any alterations to this brochure on the reverse of the price list. If the price list is not included with your brochure please ask Bradleys Estate Agents for a copy. Nothing contained herein shall be, or shall be deemed to be part of any contract or warranty. Our obligations under the Property Misdescriptions Act 1991 are not affected and every effort has been made to ensure that no statements made in this brochure are false or misleading.



Directions

Travelling from the A30 follow the signs for Newquay taking the A39 (Signposted Wadebridge, Newquay) from the Indian Queens Roundabout. Follow this road for just over a mile and at the Halloon roundabout take the 2nd exit onto the A392 (signposted Newquay). Proceed on the A392. After approx. 4 miles you will approach Quintrell Downs roundabout, take the 2nd exit staying on the A392 following signs to Newquay. After a mile and a half take the 1st exit at Treloggan roundabout continuing along the A392. At the next roundabout take the 2nd exit onto Trevemper Road and continue entering Newquay. At Mellanure roundabout take the first exit onto Gannel Road and at the Mount Wise roundabout take the second exit onto Higher Tower Road, signposted Fistril Beach. Continue onto Tower Road and Bredon Court can be found on your left.

Golf Course	250 Meters
Fistril Beach	400 Meters
Town Centre	0.6 Miles
Train Station	1.1 Miles
Bus Station	1.1 Miles
Airport	6.5 Miles



Alan Leather  
ASSOCIATES  
LIMITED



GETTING HERE IS EASY, LEAVING IS MORE DIFFICULT