

NEWQUAY PROPERTY CENTRE



AN IMMACULATE TWO BEDROOM 1ST FLOOR FLAT WITH PARKING, CONVENIENTLY LOCATED CLOSE TO THE TOWN CENTRE, FRESHLY DECORATED THROUGHOUT AND NO ONGOING CHAIN.



Flat 4, 18 St Thomas Road, Newquay
TR7 1RS

£130,000
Leasehold

our ref: CNN6318

01637 875161

IN BRIEF...

- Type: Flat
- Style: Upper Floor Flat
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: D
- Council tax band: A
- All Mains Services
- Immaculate & Modern
- Freshly decorated
- UPVC double glazing & Gas central heating
- Off street parking
- Ideal 1st purchase
- Perfect buy to let
- Some far reaching views
- Very close to the town centre
- No ongoing chain



OWNERSAYS...

"This has been a superb and easy to let investment property."



CONSIDER THIS...

"See Agents notes"

MOREDETAIL...

Situated on a quiet residential side street just on the edge of Newquay Town Centre within convenient easy access of local shops amenities and beaches is this very modern two bedroom first floor apartment. From a communal front entrance with telephone intercom there are stairs to the first floor and a private door into the apartment. From a hallway there is access to all of the apartment's rooms which includes a fully fitted light woodgrain kitchen with modern tiling, feature velux skylight window and integrated oven, hob and extractor, with further space for washing machine. There is a rear dual aspect living room with large south facing window and adjoining second window with views, as well as two bedrooms and a fully fitted white three piece bathroom suite, which has modern floor to ceiling tiling and a mains mira shower over the bath. The property has gas fired central heating throughout and uPVC double glazing with freshly painted decor and brand new carpets. Externally there is allocated off street parking and will be sold with no ongoing chain. Superb first purchase or investment property, no stamp duty applicable.

Agents Notes - There is no current service charge at present as the owner of this property is also the freeholder of the building. It is anticipated that once this sale and respective sales thereafter are made, ongoing liability for maintenance and any future service charge and buildings insurance contributions will be split 4 ways. At point of sale these details will be finalised by the seller's solicitor.



THELOCATION...

St Thomas Road is conveniently situated just off from the town centre in close proximity to shops, beaches and amenities.

SHOPPING

- Asda & Aldi - 0.3 miles

RELAXING

- Tolcarne Beach - 0.5 miles

TRAVEL

- Train Station - 0.4 miles

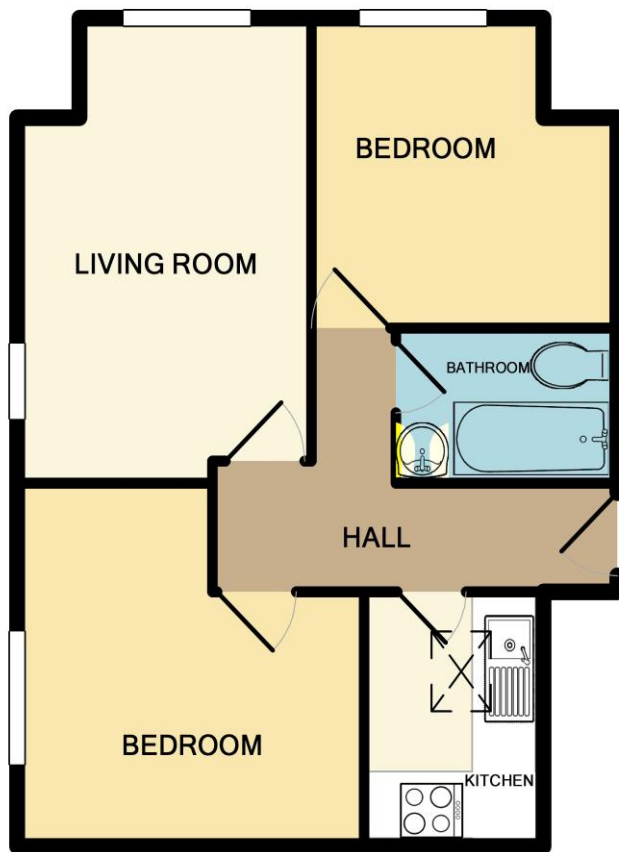
SCHOOLS

- Trenance Infants - 0.2 miles

All distances are approximate. Please check google maps for exact distances and travel times (property postcode: TR7 1RS)



THE FLOORPLAN...



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2013

THE DIMENSIONS...

All measurements are approximate

Communal Entrance Hallway and Stairs

Flat Entrance and Hall

Kitchen
6' 8" x 4' 9" (2.03m x 1.45m)

Living Room
14' 2" x 8' 10" (4.32m x 2.69m)

Bedroom One
10' 2" x 9' 8" (3.1m x 2.95m)
maximum

Bedroom Two
8' 10" x 8' 8" (2.69m x 2.64m)

Bathroom
6' 3" x 4' (1.91m x 1.22m)

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk