

NEWQUAY PROPERTY CENTRE



A PURPOSE BUILT GROUND FLOOR APARTMENT WITHIN APPROX 350 METERS OF THE BEAUTIFUL PORTH BEACH. HAVING TWO BEDROOMS AND ALLOCATED PARKING. AN IDEAL HOME OR INVESTMENT AND OF COURSE A PERFECT HOLIDAY LET.



Flat 3 Penhallow Court, Well Way, Newquay,
TR7 3LR

£184,950
Leasehold

our ref: CNN9548

01637 875161

IN BRIEF...

- Type: Flat
- Style: Ground Floor Flat or Basement
- Age: Older
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: D
- Council tax band: A
- ALL MAINS SERVICES
- PURPOSE BUILT
- GROUND FLOOR POSITION
- TWO BEDROOM DESIGN
- ALLOCATED PARKING
- COMMUNAL DRYING/STORAGE AREA
- APPROX 350 METERS FROM PORTH BEACH
- IDEAL HOME OR INVESTMENT



OWNERSAYS...

“This has been run as a successful residential rental for a number of years.”



CONSIDER THIS...

WHAT WE LOVE: The location of this property is perfect, close to idyllic walks and Porth Beach.

MOREDETAIL...

SUMMARY: Penhallow Court is a purpose-built development of only eight apartments, a short walk from the beautiful Porth Beach, enjoying a one eighth share of the freehold each with the residual balance of 999-year leases and management and control of the building themselves.

Flat number three is positioned on the ground floor, ideal perhaps for the retired in addition to all other suitable buyers. A two bedroomed apartment with allocated parking and access to a rear communal drying and storage area. The property is a good layout and has great potential.

In principle consisting of a sheltered front entrance with small outside patio area into the main living room. A bright room with a large window to the front providing access to a small inner hallway and also access to the open plan kitchen. The kitchen has a range of fitted units with shaker style doors and spaces for white goods. Off from the inner hall there are two bedrooms both positioned to the rear and the main bathroom that has a white suite with tiling and shower over.

Throughout the property there is electric heating and UPVC double glazed windows.

This would make an excellent first purchase, buy to let investment and of course a perfect holiday let home whether it be to rent or use as a second home.

The development also has its own resident car park and this property benefits from one allocated space.

THE LEASE:

999 Year Lease effective from 1999
Combined Service Charge of and ground rent which includes general grounds and buildings maintenance as well as buildings insurance: £120.00pcm
Building Managed by Penina Block Management Residential Letting - Yes
Holiday Letting – Yes
Pets - Yes Agent's notes:

Preliminary property details, awaiting Vendor verification.



THELOCATION...

LOCATION: Newquay is home to many fabulous beaches, but easily one of the best is Porth situated approximately a mile and a half away from the main town centre of Newquay. A beautiful family friendly low-lying cove with a vast expanse of gorgeous golden sand, where you can always go to find your own space. Offering safe bathing, seasonal lifeguards, rock pools to play in, caves to explore, beachside pub/restaurant, and the mesmerising Porth Island where ramblers can walk the Southwest coastal path for miles.

Within an approximate 20-minute walk from Porth along the coastal path just before Watergate Bay you will find Trebulzue Farm; the annual location for Boardmasters music/surf festival, a 50,000-capacity music festival which is twinned with a WQS Surf competition held at the world famous Fistral beach.

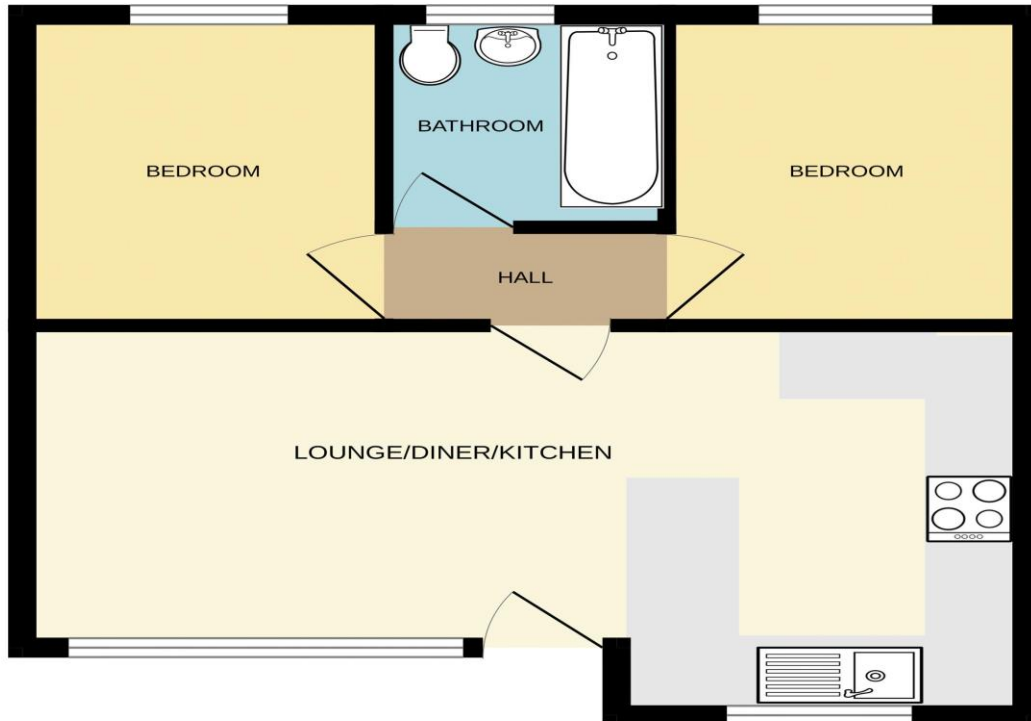
Coastal living in Porth as a location, offers the best of both worlds, the feeling of being in and amongst it and away from it all at one and the same time. There are useful daily amenities nearby and it's within catchment for the best schools, so it's no wonder why Porth is one of Newquay's most sought after and exclusive locations.

Newquay is a "Cornish Gem" with something for everyone! Perfectly positioned on the North coast with easy access road, rail or air links, and a vibrant town centre full of independent and national shops as well as a great range of quality restaurants and bars that is consistently voted one of the UK's most favoured seaside towns and a top holiday destination.



THE FLOORPLAN...

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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THE DIMENSIONS...

Lounge/Kitchen/Diner

21' 1" x 11' 0" (6.42m x 3.35m)

Bedroom One

8' 11" x 7' 6" (2.72m x 2.28m)

Bedroom Two

8' 11" x 7' 6" (2.72m x 2.28m)

Bathroom

6' 1" x 5' 0" (1.85m x 1.52m)

MORE INFO...

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

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.