

# NEWQUAY PROPERTY CENTRE



A SPACIOUS AND MODERN UPPER FLOOR ONE BEDROOM APARTMENT CLOSE TO TOWN AND FISTRAL BEACH, OFF STREET ALLOCATED PARKING, THE PERFECT INVESTMENT OR STARTED HOME- NO CHAIN!



Flat 2, Sunset apartments, Tower Road,  
Newquay, TR7 1FF

£160,000  
Leasehold

our ref: CNN9669

01637 875161



# IN BRIEF...

- Type: Flat
- Style: Upper Floor Flat
- Age: Older
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: E
- Council tax band: A
- ALL MAIN SERVICES
- CHAIN FREE
- UPPER FLOOR APARTMENT
- PARKING
- OPEN PLAN KITCHEN/DINER/LOUNGE
- BAY WINDOW
- CLOSE TO TOWN
- IDEAL INVESTMENT
- WELL PRESENTED
- CLOSE TO BEACHES



## OWNERSAYS...

“This property could generate in the region of £695-£725 pcm contact Newquay Property Centre for details.”



## CONSIDER THIS...

WHAT WE LOVE: We love the location of this property, whether it's the access to amenities or going to the beach, both are just a short walk away!

## MOREDETAIL...

**SUMMARY:** Introducing a charming 1-bedroom upper floor apartment, perfectly situated near various amenities and stunning beaches. This cozy abode features an inviting open-plan kitchen, lounge, and dining area, providing a seamless and spacious living experience. The separate bedroom offers privacy and tranquillity, while the well-appointed bathroom ensures comfort and convenience.

What sets this apartment apart is the added perk of off-street parking, making daily commutes and errands hassle-free. An ideal investment opportunity, a delightful bolt hole, or a perfect choice for a first-time buyer, this property presents itself as a versatile and attractive option. Best of all, it is being offered chain-free, ensuring a smooth and swift transition into your new coastal haven.

Don't miss the chance to seize this ready-to-go gem and embrace a lifestyle of relaxation and enjoyment in this coastal retreat.

### THE LEASE

999 Year Lease effective from 2007

Management Company: Sunset Property Management Ltd  
Ground Rent: £50.00 per annum  
Service Charge: £732.20 per annum

Residential Letting: YES

Holiday Letting: Yes

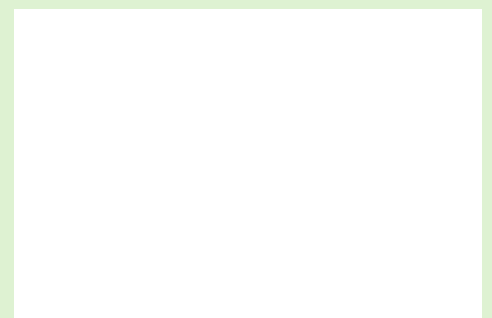
Pets: Yes (Landlord Consent)



## THELOCATION...

**LOCATION** Higher Tower Road is situated close to the immediate town centre, it is within walking distance of many beaches including the world famous Fistral Beach and has nearby daily amenities within a short walk.

**WHAT3WORDS:** Plantings.throwaway.unwanted



# 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...

### Entrance Porch

3' 1" x 2' 5" (0.94m x 0.74m)

### Lounge/Diner/Kitchen

16' 7" x 15' 3" (5.05m x 4.64m)

### Bedroom

11' 3" x 11' 0" (3.43m x 3.35m)

### Bathroom

9' 1" x 5' 6" (2.77m x 1.68m)

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://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.