

NEWQUAY PROPERTY CENTRE



A MODERN GROUND FLOOR APARTMENT WITHIN A SMALL DEVELOPMENT OF TWO, PURPOSE BUILT IN 2002. THOUGHTFULLY DESIGNED ONE BEDROOM ACCOMODATION, OFF STREET PARKING, GAS CENTRAL HEATING. CENTRAL LOCATION CLOSE TO THE TOWN AND BEACHES. PERFECT FIRST PURCHASE OR BUY TO LET – NO ONWARD CHAIN.



1 Vivienne Court, St. Thomas Road, Newquay,
TR7 1SS

Auction Guide Price
£100,000
Leasehold

our ref: CNN9860

01637 875161

IN BRIEF...

- Type: Flat
- Style: Ground Floor Flat or Basement
- Age: Modern
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: A
- ALL MAINS SERVICES
- PURPOSE BUILT IN 2002
- SMALL DEVELOPMENT OF ONLY TWO APARTMENTS
- SELF MANAGED BUILDING
- NO SERVICE CHARGE OR GROUND RENT
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- THOUGHTFULLY LAID OUT DESIGN
- CENTRAL SIDE STREET CLOSE TO TOWN & BEACHES
- IDEAL 1ST PURCHASE/INVESTMENT
- NO ONGOING CHAIN



OWNERSAYS...

“It's so easy to live here, everything is right on your doorstep.”



CONSIDER THIS...

WHAT WE LOVE: The location and style of this apartment is excellent, easy to live in and very close to everything. A perfect first home and a great investment purchase.

MOREDETAIL...

SUMMARY: Vivienne Court, constructed in 2002, is a purpose-built apartment building with only two flats. Flat No. 1 is located on the ground floor, and it comes with off-street parking and a well-thought-out one-bedroom layout.

The living room at the front has a bay window that lets in plenty of natural light and features laminate flooring. It connects to an inner hallway, leading to a modern cream shaker-style kitchen with woodgrain work surfaces, integrated oven, hob, and extractor, and a wall-mounted combi boiler for hot water and central heating. There's also space and plumbing for additional white goods.

Adjacent to the kitchen is a fully equipped white bathroom with a Mira shower over the bath, a low-level WC, and a wash hand basin. The bathroom is tastefully finished with modern white tiles and a decorative border. The back of the flat houses a spacious double bedroom with dual aspect windows and fitted double wardrobes.

The property is gas centrally heated and features uPVC double glazing throughout. It's a low-maintenance, easy-to-live-in property that's perfect for first-time buyers or buy-to-let investors. Plus, there's no ongoing chain, making it ready for your move-in.

AGENTS NOTE: The photos were taken prior to the occupation of the most recent tenant, sadly the decorative order suffered during this tenant's tenure and superficially the property now would benefit from decorative updating.

THE LEASE:

Length of lease: 999 years

Lease start date: 2002

Freeholder: Freehold Interest also included with this purchase.

Ground rent: N/A

Service charge: 50/50 Shared responsibility as and when required, no monthly service charge.

Residential letting: Yes

Holiday Letting: Refer to your solicitor for comment.

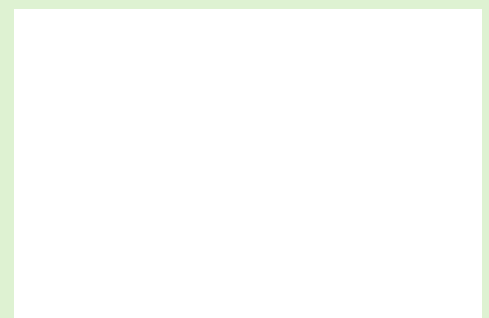
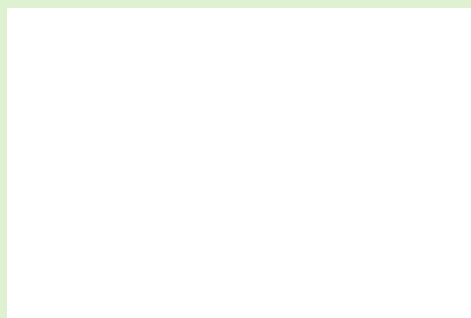
Pets: No



THELOCATION...

LOCATION: St. Thomas Road is a conveniently situated side street, just a short distance away from the main Town Centre. It's mostly a residential area, with the added advantage of having Newquay Hospital and St. Thomas Road Surgery nearby. The Town Centre, an easy walk away, offers a variety of amenities and access to the local beaches dotted along Newquay Bay.

WHAT3WORDS: aliens.groups.battle



THE FLOORPLAN...



THE DIMENSIONS...

Living Room
12' 10" x 9' 10" (3.91m x 2.99m)

Allocated Off Street Parking

Kitchen
9' 10" x 8' 6" (2.99m x 2.59m)

Bathroom
6' 3" x 5' 7" (1.90m x 1.70m)

Bedroom
9' 10" x 9' 10" (2.99m x 2.99m) plus wardrobes

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.