



Flat 2, Sunset Apartments, Tower Road, Newquay, Cornwall, TR7 1FF

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

£149,950
Leasehold

our ref: CNN9669

KEY FEATURES



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Energy rating (EPC) **E**

Council tax band: **A**

- CHAIN FREE
- UPPER FLOOR APARTMENT
- PARKING
- OPEN PLAN KITCHEN/DINER/LOUNGE
- BAY WINDOW
- CLOSE TO TOWN
- IDEAL INVESTMENT
- WELL PRESENTED
- CLOSE TO BEACHES
- ALL MAIN SERVICES

SUMMARY

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)



ADDITIONAL INFO

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

FLOORPLAN & 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)

LIKE TO KNOW MORE?

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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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