



Flat 4, 23a, Fernhill Road, Newquay, Cornwall, TR7 1LE

A MODERN FIRST FLOOR APARTMENT IN ONE OF CENTRAL NEWQUAY'S MOST DESIRABLE LOCATIONS PRACTICALLY SANDWICHED BETWEEN FISTRAL BEACH AND THE TOWN CENTRE. HAVING IMMACULATE ONE BEDROOM ACCOMODATION INCLUDING PRIVATE SUNNY BALCONY AND OFF-STREET PARKING. NO CHAIN.

£139,950
Leasehold

our ref: CNN9983

KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **A**

- LOVELY MODERN APARTMENT
- DESIREABLE CENTRAL LOCATION
- BETWEEN FISTRAL BEACH & THE TOWN
- ONE DOUBLE BEDROOM
- OPEN PLAN LOUNGE/DINER/KITCHEN
- PRIVATE, SUNNY BALCONY
- OFF STREET PARKING
- IMMACULATE & CONTEMPORARY
- IDEAL FIRST HOME OR LETTING INVESTMENT
- NO ONGOING CHAIN

SUMMARY

Located in the heart of central Newquay, Flat 4 at 23a Fernhill Road offers an exceptional residence in a prime location. Perfectly situated for those who value convenience, this property provides easy access to high street amenities and Newquay's most popular beaches, all within comfortable walking distance. Fernhill Road strategically places itself almost equidistant between the renowned Fistral Beach and the vibrant town centre, providing a lifestyle that combines coastal allure and urban convenience.

Constructed as part of a modern development in 2004, this property represents contemporary living at its finest. The development consists of well-maintained apartments, making it an ideal choice for both first-time buyers and savvy buy-to-let investors. Flat four, positioned on the first floor, boasts a unique advantage with its own small west-facing balcony, offering a tranquil space to unwind and enjoy the coastal breeze.

Upon entering the property, you are greeted by a meticulously maintained interior adorned with a modern theme throughout. The



open-plan lounge/diner/kitchen creates a seamless living space, illuminated by natural light streaming in through patio doors that lead to the rear balcony. The kitchen is fully fitted with ample space for appliances, catering to both practicality and style.

The bedroom, generously sized and well-appointed, ensures a comfortable retreat, while the bathroom features a contemporary white suite with a shower over the bath and tasteful tiling. The property's UPVC double glazing and electric central heating from a combi boiler to radiators guarantee a warm and inviting atmosphere.

Flat four is offered for sale with vacant possession and no onward chain, presenting an excellent opportunity for buyers seeking a swift and hassle-free transaction. At the front of the development, a residents' car park provides convenience, with the added benefit that of the nine apartments, only six, including Flat 4, have the right to park for one car each.

For added convenience and security, a communal entrance with an intercom system ensures controlled access to the building. The property can also be sold fully furnished by separate negotiation, allowing for a turnkey solution for those looking to move in seamlessly. In summary, Flat 4, 23a Fernhill Road, combines a brilliant location, modern aesthetics, and

practical living to offer a desirable residence in the heart of Newquay. Do not miss the opportunity to make this your coastal haven or a lucrative investment.

THE LEASE:

Length of Lease: 999 Years

Lease Start Date: 2004

Ground rent: £100 per year

Service charge & Info: £917 per year

Freeholder: Abdul Lahlimi

Management Company: Brooks Estates- Truro

Residential letting: Yes

Holiday letting: No

Pets: No

FIND ME USING WHAT3WORDS: megawatt.seatbelt.straws

ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Right to park one car Heating and hot water:

Electric Combi Central Heating for both

Building safety (if applicable): No known issues

Accessibility: First Floor Apartment, accessed via stairs

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

FLAT 4

Hallway

8' 3" x 3' 2" (2.51m x 0.96m)

Open Plan

Lounge/Kitchen/Diner

15' 1" x 10' 0" (4.59m x 3.05m)

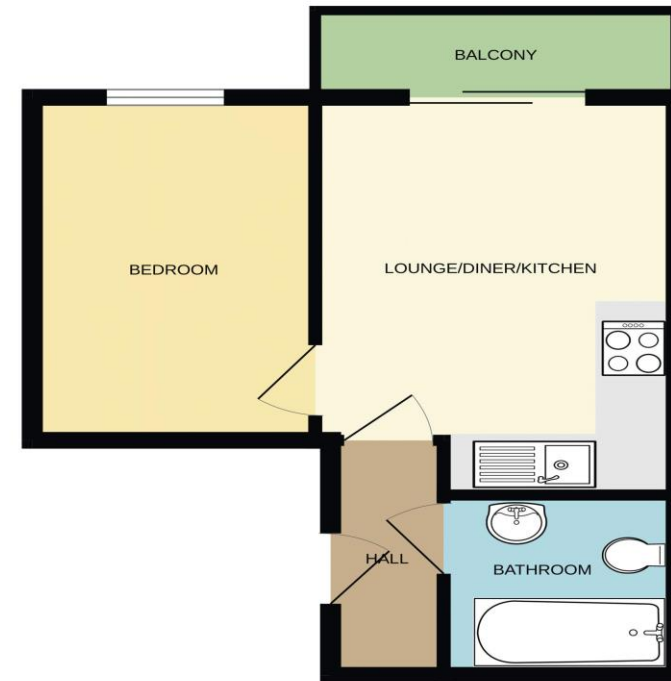
Balcony

Bedroom

11' 10" x 7' 9" (3.60m x 2.36m)

Bathroom

6' 5" x 5' 9" (1.95m x 1.75m)



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