

NEW QUAY PROPERTY CENTRE



A PURPOSE-BUILT GROUND FLOOR MODERN APARTMENT WITH ITS OWN PRIVATE ENTRANCE AND NO COMMUNAL AREAS. HAVING SPACIOUS ONE BEDROOMED ACCOMODATION AND OFF-STREET PARKING. TUCKED AWAY, YET CLOSE TO TOWN AMENITIES. IDEAL FIRST PURCHASE OR BUY TO LET INVESTMENT. NO CHAIN.



10 Ruskin Court, St. Columb,
TR9 6TB

£122,500
Leasehold

our ref: CNN9750

01637 875161

IN BRIEF...

- Type: Flat
- Style: Ground Floor Flat
- Age: Modern
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: A
- All mains services
- PURPOSE BUILT GROUND FLOOR APARTMENT
- ONE DECENT SIZE DOUBLE BEDROOM
- SEMI OPEN PLAN LOUNGE AND KITCHEN
- WET ROOM STYLE SHOWER SUITE
- UPVC DOUBLE DG & GCH
- OWN PRIVATE FRONT DOOR (NO COMMUNAL AREAS)
- IDEAL FIRST PURCHASE OR BTL INVESTMENT



OWNERSAYS...

“This was a brilliant retirement home for my parents, since then it’s been a brilliant letting investment. It would be perfect for first time buyers too!”



CONSIDER THIS...

WHAT WE LOVE: 10 Ruskin Court is a practical home, offering a peaceful and convenient lifestyle in the heart of St Columb Major. Don't miss the chance to transform this space into your own haven and start creating memories in this picturesque corner of Cornwall.

MOREDETAIL...

SUMMARY: Discover the charm of 10 Ruskin Court, nestled in the historic market town of St Columb Major, ideally situated in mid Cornwall. This inviting one-bedroom apartment offers a comfortable ground floor setting, making it an attractive option for retirees seeking ease of access.

As you step through your very own private front door, you'll be greeted by a quaint porch that leads you into the spacious living room. This welcoming space is perfect for accommodating your favourite sofa suite and furniture, featuring a bay window. An expansive open archway seamlessly connects the living room to the well-proportioned kitchen. The kitchen boasts ample room for all your culinary endeavours and comes equipped with white fitted units, offering plenty of storage space for your kitchen essentials.

An inner hallway grants access to a convenient wet room-style fully fitted shower suite, ensuring your daily routines are both comfortable and practical. Additionally, there's a generously sized double bedroom that beckons you to unwind and relax.

While the property enjoys modern comforts such as UPVC double glazing and efficient gas-fired central heating, decoratively, it's a bit tired, but this presents an open canvas for you to put your personal touch and style into the space.

Outside, you'll find the convenience of allocated off-street parking, making your daily life more effortless.

THE LEASE:

Lease term: 999 Years

Lease start date: 25.12.1993

Freeholder: Share of freehold

Management company: Ruskin Court Limited

Ground rent: N/A

Service charge: £25 pcm + circa £150 per annum for insurance

Residential letting: Yes

Holiday Letting: No



THELOCATION...

LOCATION: Ruskin Court is located in the charming town of St. Columb Major; a historic market town with a population of around 5,000 people, approximately 7 miles from the larger coastal town of Newquay.

St. Columb Major is located inland from the North Cornwall coast and is surrounded by picturesque countryside. The town offers a range of local amenities, including shops, cafes, pubs, and restaurants, as well as a post office, library, and a popular primary school.

St Columb Major is a brilliant base to explore Cornwall thanks to its convenient mid county location, and easy access to transport links. There is an active daily bus service to and from the town. The A30, A39 and Newquay Cornwall Airport are all within a short car journey making access to the wider area and beyond easy.



THE FLOORPLAN...



FLOOR PLAN CURRENTLY BEING COMPILED

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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

4' 6" x 3' 2" (1.37m x 0.96m)

Living Room

14' 2" x 10' 6" (4.31m x 3.20m)

Kitchen

15' 6" x 9' 9" (4.72m x 2.97m)

Inner Hallway

6' 2" x 2' 11" (1.88m x 0.89m)

Plus two storage cupboards

Wet Room

7' 11" x 5' 11" (2.41m x 1.80m)

Bedroom

13' 7" x 10' 3" (4.14m x 3.12m)

plus bay windows and 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.