



## Flat 2, 3, Beachfield Avenue, Newquay, Cornwall, TR7 1DP

A WELL PROPORTIONED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, LOCATED IN CENTRAL NEWQUAY, CLOSE TO BEACHES AND LOCAL AMENITIES.

£139,950  
Leasehold

our ref: CNN10038

## KEY FEATURES



2

- 2 BEDROOM 1ST FLOOR APARTMENT
- VERY CONVENIENT CENTRAL LOCATION
- OPEN PLAN LOUNGE/DINER WITH BAY WINDOWS
- BOTH GOOD SIZE BEDROOMS
- REQUIRES GENERAL UPDATING
- COMPACT, YET FUNCTIONAL KITCHEN
- WHITE BATH SUITE WITH SHOWER
- UPVC DOUBLE GLAZING & NIGHT STORAGE HEATING
- IDEAL FIRST TIME PURCHASE OR BUY TO LET
- NO CHAIN



1



1

Energy rating (EPC) **D**

Council tax band: **A**

## SUMMARY

Beachfield Avenue is situated in central Newquay very close to the main high street. With this in mind there is immediate access to all of Newquay's local amenities which includes beaches and other recreational facilities, a very convenient and handy location.

This apartment is situated on the first floor and provides well balanced and proportioned accommodation. From a communal front entrance and hallway, which is well maintained and kept, it is situated on the first floor. From the flat's entrance there is a small hallway providing access to all of the properties rooms. The lounge, kitchen and diner are one good size open plan space with a fantastic large bay window to the front, ample space for lounge and dining furniture with a kitchen in one corner, consisting of a range of woodgrain units with an inset sink unit, space for a washing machine, fridge/freezer and free-standing oven.



Both bedrooms are doubles and the bathroom has a white suite with shower over the bath and part tiled walls. Throughout the property there is UPVC double glazing and electric style heating.

VIEWING HIGHLY RECOMMENDED. CHAIN FREE.

### THE LEASE:

Length of Lease: 125 years  
Lease Start Date: 25th March 1992  
Ground rent: £75 per year  
Service charge & Info: £720 per year  
Freeholder: Fastroute Ltd  
Management Company: Fastroute Ltd  
Residential letting: Yes  
Holiday letting: TBC  
Pets: TBC

Any other relevant lease info: All lease info, will be supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

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

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

Parking: No Parking

Heating and hot water: Electric Night Storage Heating.  
Electric Immersion

Accessibility: First Floor Apartment accessed via communal stairwell

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Lounge/Kitchen/Diner

21' 7" x 12' 8" (6.57m x 3.86m) Max Measurements

## Bedroom 1

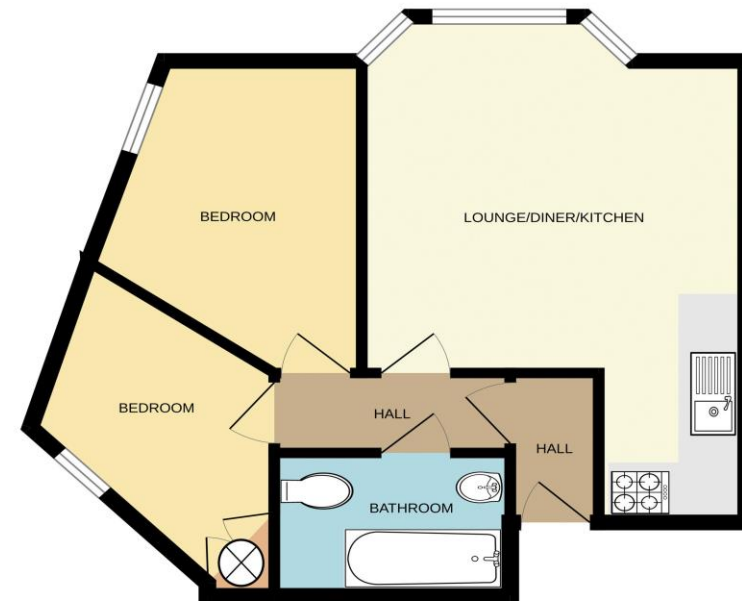
12' 2" x 11' 2" (3.71m x 3.40m) Max Measurements

## Bedroom 2

12' 6" x 7' 9" (3.81m x 2.36m) Max Measurements

## Bathroom

7' 2" x 7' 4" (2.18m x 2.23m) Max Measurements



## LIKE TO KNOW MORE?

📞 01637 875 161

✉️ [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)

🌐 [newquaypropertycentre.co.uk](http://newquaypropertycentre.co.uk)

**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.

**Referrals:** We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).