



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.

£117,500
Leasehold

our ref: CNN10038

KEY FEATURES



2



1



1

Energy rating (EPC) **D**

Council tax band: **A**

- 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

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

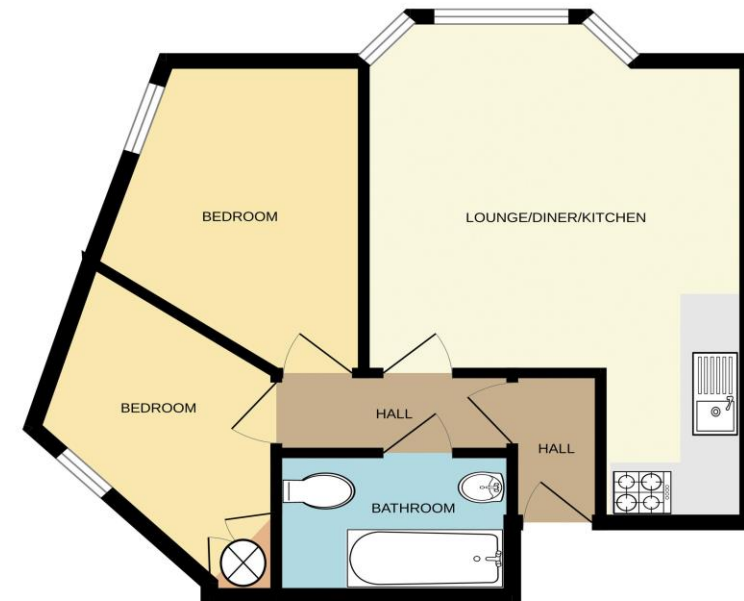
12' 2" x 11' 2" (3.71m x 3.40m) Max Measurements

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



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