



Porth Kerven Lodge 110, Henvver Road, Newquay, Cornwall, TR7 3EQ

A SUPERB INVESTMENT OPPORTUNITY! A BLOCK OF FIVE SELF-CONTAINED FLATS IN NEED OF REFURBISHMENT THROUGHOUT. GREAT LOCATION WITH LARGE DRIVEWAY AND SOUTH FACING GARDENS.

£400,000
Freehold

our ref: CNN10310

KEY FEATURES



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- PROFESSIONAL INVESTMENT OPPORTUNITY



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- BLOCK OF FIVE SELF-CONTAINED FLATS



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- 1 X 2 BED AND 4 X 1 BED
- LARGE CARPARK WITH PARKING FOR ALL FLATS

Energy rating (EPC) TBC

Council tax band: **A**

- SOUTH FACING GARDENS
- POTENTIAL HOME AND INCOME
- REQUIRES COMPLETE RENOVATION THROUGHOUT
- GAS CENTRAL HEATING AND UPVC DG
- CLOSE TO PORTH BEACH
- SEA VIEWS FROM MOST FLATS

SUMMARY

A Unique Investment Opportunity in a Prime Newquay Location

Welcome to Porth Kerven Lodge, a rare and exciting investment opportunity nestled on the outskirts of Newquay, one of the UK's most sought-after coastal towns. Situated on the prestigious Henvor Road, this property offers a blend of convenience, stunning coastal scenery, and exceptional potential for both professional landlords and those seeking a home with income potential.

Location, Location, Location

Porth Kerven Lodge is perfectly positioned near Porth Beach, renowned for its golden sands and vibrant community atmosphere. The property is within walking distance to popular schools and an array of daily amenities, making it an ideal choice for families and holidaymakers alike. A leisurely stroll will take you to Newquay town centre, where you can enjoy the breathtaking views along the Barrowfields and the picturesque seafront.

Property Overview

This substantial property comprises five self-contained flats spread over two floors, each offering unique features and varying conditions:



Flat 2: A spacious ground-floor two-bedroom apartment in the best overall condition. It boasts a welcoming hallway, two double bedrooms, a fitted kitchen, bathroom, and a large lounge with patio doors leading to its own south-facing garden.

Flat 4: Also on the ground floor, this one-bedroom apartment features a bay-fronted open-plan kitchen/living room with some of the best sea views in the development. However, it requires complete renovation.

Flat 1: Located on the first floor, this one-bedroom apartment includes a hallway, separate kitchen, south-facing lounge with sports field views, and a double bedroom. The flat is tidy but in need of modernisation.

Flat 3: Mirroring the front position of Flat 4 but on the first floor, this one-bedroom apartment offers the best sea views from its bay window. It includes a living room, bathroom, small kitchen, and double bedroom, all requiring full refurbishment.

Flat 5: The smallest unit, this first-floor apartment features a living/kitchen area, bedroom, and shower suite. It also needs complete renovation.

Additional Features

The property benefits from a large tarmac car park with ample parking for all five flats, side access, and a generously sized south-facing garden predominantly allocated for Flat 2. There is also a separate rear drying area for the other flats. Most flats have gas central heating with individual combi boilers, while Flat 5 uses electric panel heating.

Investment Potential

Porth Kerven Lodge offers an exceptional investment opportunity with significant potential for attractive rental returns. Given its prime location and the refurbishment required throughout, this property is ideally suited for cash buyers, although mortgage purchasers are not excluded. Don't miss the chance to invest in this unique property in one of Newquay's most high-profile streets. With its blend of seaside charm, convenience, and potential for customisation, Porth Kerven Lodge is ready to be transformed into a premier rental or a combined home and income property. Contact us today to arrange a viewing and explore the possibilities that Porth Kerven Lodge has to offer!

Agents Note: Buyers seeking a mortgage will need to provide evidence of suitable commercial finance in principle before a viewing is arranged. Photos are a selection taken in Flats 2, 1 & 5. Flats 3 & 4 Not photographed.

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ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Large Carpark

Heating and hot water: Gas Central Heating for x 4 Flats.
Electric for both for 1 x Flat

Building safety: Requires total renovation/Refurbishment

Accessibility: Ground & First Floor Flats

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS



LIKE TO KNOW MORE?

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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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