



Flat 1, 3, St Thomas Road, Newquay, Cornwall, TR7 1RS

A STUNNING, IMMACULATELY REFURBISHED ONE-BEDROOM APARTMENT, STYLISHLY DESIGNED AND IDEALLY LOCATED IN CENTRAL NEWQUAY, JUST A SHORT WALK FROM TOWN AMENITIES AND SEVERAL POPULAR BEACHES. A PERFECT HOME OR INVESTMENT OPPORTUNITY, OFFERED WITH NO ONWARD CHAIN.

£127,000
Leasehold

our ref: CNN10576

KEY FEATURES



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- IMMACULATE AND REFURBISHED
- STUNNING GROUND FLOOR ONE BEDROOM APARTMENT
- GORGEOUS FITTED KITCHEN
- DOUBLE ENSUITE BEDROOM
- IDEAL 1ST HOME OR INVESTMENT
- CURRENTLY SUCCESSFUL HOLIDAY LET
- CLOSE TO TOWN AND BEACHES
- UPVC DOUBLE GLAZING AND ELECTRIC HEATING
- PRIVATE SUNNY COURTYARD GARDEN
- NO CHAIN



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Energy rating (EPC) **D**

Council tax band: **A**

SUMMARY

Flat 1, 3 St. Thomas Road, Newquay is a charming, recently refurbished ground-floor, one-bedroom apartment, located in a highly convenient, quiet side street just steps away from the vibrant town centre. This property offers the perfect balance of convenience and tranquillity, making it an excellent choice whether you're looking for a permanent home, a rental investment, or a holiday retreat.

Newquay has evolved over the years into a popular destination, known for its family-friendly atmosphere, lively local scene, and stunning coastline. Just minutes from your door, you'll find an array of schools, shops, trendy bars, fine dining options, and several picturesque beaches within Newquay Bay. Whether you're heading out for a surf, a day at the beach, or a meal at one of the town's highly rated restaurants, everything you need is within easy reach.

The apartment has been thoughtfully updated to a high standard, presenting a contemporary, modern living space that feels as good as new. The property is ideal for first-time buyers, buy-to-let investors, or as a holiday let opportunity. Offered with vacant possession and no onward chain, it's part of a small, exclusive development of just four flats.



Upon entering, you're greeted by a bright inner hallway leading to an open-plan lounge, kitchen, and dining area. The space is stylishly designed with sleek white cabinetry, oak-effect worktops, and modern tiled finishes. It includes an integrated oven, hob, and extractor, plus ample room for additional appliances. A bay window at the front floods the room with natural light, offering space for a cozy dining nook. The grey oak-style flooring and abundance of power outlets and TV points complete the modern aesthetic.

To the rear of the property is a generously sized double bedroom with lush grey carpeting and neutral decor. The adjoining en-suite bathroom is fully equipped with high-quality modern sanitaryware and beautiful contemporary tiling, creating compact, yet relaxing space.

Additional features include UPVC double glazing and energy-efficient electric radiators throughout. Outside, the apartment benefits from a private front courtyard with high fencing for added privacy. This sunny, south-facing area is perfect for outdoor seating, creating a peaceful spot to enjoy the warm Newquay weather.

This is a fantastic opportunity to own a modern, move-in-ready home in the heart of Newquay, with easy access to all the amenities and natural beauty the area has to offer. Don't miss out on this stylish, low-maintenance property!

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THE LEASE:

Length of Lease: 999 Years

Lease Start Date: 2014

Ground rent: Peppercorn

Service charge & Info: £382.00 per year

Freeholder: Miss C Titley

Management Company: Miss C Titley

Residential letting: Yes

Holiday letting: Yes

Pets: TBC

Any other relevant lease info: All lease info, 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: Yes. For Type and Speed please refer to Openreach website

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

Parking: Unrestricted on street nearby

Heating and hot water: Electric for both

Accessibility: Ground Floor Apartment

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Hallway

Open Plan

Lounge/Kitchen/Diner

14' 7" x 12' 3" (4.44m x 3.73m)

Bedroom

10' 9" x 9' 9" (3.27m x 2.97m)

En-suite

8' 3" x 2' 7" (2.51m x 0.79m)

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GROUND FLOOR



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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