



Flat 7, St Georges Apartments , Mount Wise, Newquay, Cornwall, TR7 2BP

IDEAL FIRST PURCHASE OR BUY TO LET INVESTMENT! MODERN SECOND FLOOR APARTMENT WITH LOVELY CONTEMPORARY FITTINGS, INCLUDING ONE DOUBLE BEDROOM WITH EN-SUITE AND OPEN PLAN KITCHEN/LIVING- NO CHAIN!

£119,950
Leasehold

our ref: CNN9888

KEY FEATURES



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- MODERN CENTRALLY LOCATED DEVELOPMENT



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- LOVELY SECOND FLOOR APARTMENT



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- MODERN STYLE AND DÉCOR THROUGHOUT
- ONE DOUBLE BEDROOM WITH EN-SUITE

Energy rating (EPC) **C**

Council tax band: **A**

- OPEN PLAN LIVING SPACE
- UPVC DG & ELECTRIC CENTRAL HEATING

- SHORT WALK INTO TOWN

- CLOSE TO NEWQUAY BAY AND BEACHES

- IDEAL FIRST PURCHASE

- PERFECT BUY TO LET/HOLIDAY HOME

SUMMARY

Nestled at the top of Newquay's vibrant town centre, 7 St Georges Apartments on Mount Wise offers an ideal blend of convenience and coastal living. This modern second-floor apartment boasts bright and airy accommodation, thoughtfully refitted to a good-quality contemporary standard. It features uPVC double glazing and efficient electric heating.

Unique in its layout, this apartment spans two floors, enhancing the sense of space and style. From the entrance hall, you'll find seamless access to all areas of the apartment. The open-plan kitchen and living room are fitted with a range of sleek, light-finish units and ample space for appliances and furnishings. The generously sized double bedroom includes its own fully equipped en-suite shower room for added convenience.



With its attractive asking price and modern refurbishment, this property is perfect for first-time buyers, investors seeking a lucrative rental opportunity, or those in search of a weekend retreat. The apartment's prime location offers easy walking access to both the town centre and the stunning beaches, making it a highly desirable choice for a variety of buyers.

AGENTS NOTE: Please note that the photos were taken prior to the vendors occupation, they remain a fair representation of the apartment overall.

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THE LEASE:

Length of Lease: 999 Years

Lease Start Date: 2016

Service charge & Info: £125 pcm

Freeholder: Share of Freehold

Management Company: Penina

Residential letting: Yes
Holiday letting: Yes
Pets: No

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

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, Permits available Locally

Heating and hot water: Electric Central Heating for both

Accessibility: Second Floor Apartment with Stairs.

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hall

Open Plan Living Room/Kitchen

11' 6" x 10' 3" (3.50m x 3.12m)

Bedroom

9' 3" x 9' 2" (2.82m x 2.79m)

Bathroom

6' 5" x 2' 10" (1.95m x 0.86m)

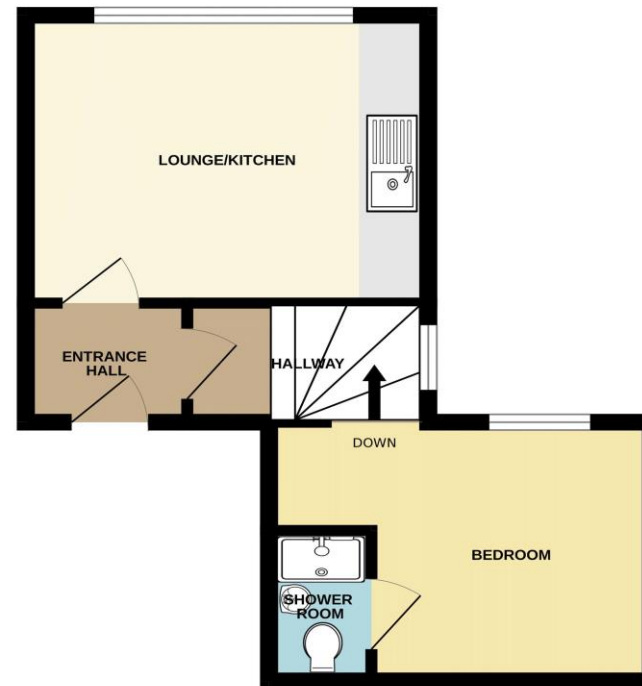
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GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 305 sq.ft. (28.3 sq.m.) approx.

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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