



NEWQUAY
PROPERTY
CENTRE



Flat 4, 6 Higher Tower Road, Newquay, Cornwall, TR7 1QL

A REFURBISHED FIRST FLOOR ONE BEDROOM APARTMENT, IDEAL BUY TO LET, HOLIDAY HOME OR FIRST PURCHASE CLOSE TO THE TOWN AND BEACHES WITH RESIDENTS CAR PARK.

£115,000
Leasehold

our ref: CNN10761

KEY FEATURES



1

- FIRST FLOOR ONE BEDROOM FLAT
- CLOSE PROXIMITY TO TOWN AND BEACHES



1

- REFURBISHED IN RECENT YEARS
- INTERCOM ACCESS
- LOVELY FITTED KITCHEN
- RESIDENTS CAR PARKING FOR ONE VEHICLE



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- QUALITY FITTED SHOWER SUITE
- BAY WINDOW LIVING AREA
- IDEAL FIRST PURCHASE OR INVESTMENT
- NO ONWARDS CHAIN

Energy rating (EPC) **C**

Council tax band: **A**

SUMMARY

This first floor apartment was extensively refurbished a few years ago and has light, bright and airy accommodation with good quality fixtures and fittings. Although a compact apartment it is perfectly formed in a great location.

The accommodation consists of entrance into open plan 15ft reception area having a modern range of gloss white contemporary kitchen units with integrated sink, oven, hob, extractor, spaces for further white goods, coordinated work surfaces and quality white tiles for a modern effect. There is a tiled floor which separates into the lounge/diner area of this reception space. There is a small space suitable for dining suite and the front area is reserved for the living space where there is a wonderful large bay window.

From this reception room there is access to the double bedroom situated on the rear aspect with modern white shower en-suite having contemporary fittings and electric shower.

Throughout the property there is UPVC Double glazing and electric panel style heaters.



Conveniently the property has a telephone intercom to the main front entrance and there is a residents car park with six parking spaces in two lines of three, representing a parking space for each flat, however, because of the tandem nature of the parking spaces they are unallocated, but all residents benefit from the use of this car park for one vehicle.

The freeholder manages the building organising maintenance as and when required as well as insurance on an annual basis. Each respective flat is liable for 1/6 of the annual building's insurance and 1/6, as and when, on any maintenance as required.

There is a set Ground rent of £50 per annum. The property has full residential status but can also be used as a second home or residential let, however pets are not permitted.

Higher Tower Road is situated close to the immediate town centre; it is within walking distance of many beaches including the world famous Fistril Beach and has nearby daily amenities within a short walk.

Great modern apartment on the fringes of the immediate town centre within walking distance to Newquay's Bay, shops and amenities and also the world famous Fistril Beach. NO ONGOING CHAIN.

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THE LEASE:

Length of Lease: 999

Lease Start Date: 2017

Ground rent: £50 Per Annum

Service charge & Info: Circa £300 per annum

Freeholder: N&L Elford

Management Company: N&L Elford

Residential letting: Yes

Holiday letting: Yes

Pets: Yes, with Landlord consent

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

Tenure: Leasehold

Utilities: Mains Electric, Water & 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: Residents Parking

Heating and hot water: Electric for Both

Accessibility: First Floor Flat with Stairs

Mining: Standard searches include a Mining Search.



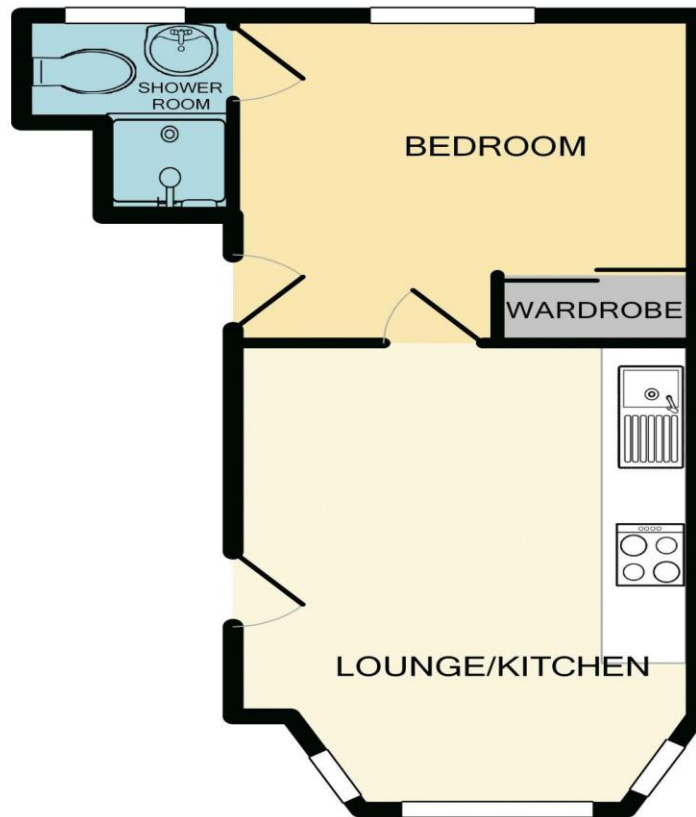
FLOORPLAN & DIMENSIONS

All measurements are approximate

Open Plan
Lounge/Diner/Kitchen
15' 3" x 10' 7" (4.64m x 3.22m)

Bedroom
10' 8" x 10' 1" (3.25m x 3.07m)

Shower Room
5' 10" x 5' 0" (1.78m x 1.52m)



LIKE TO KNOW MORE?

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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