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97 Hawkins Road, Newquay TR7 2EE

£139,500

A SPACIOUS AND WELL PRESENTED TOP FLOOR TWO-BEDROOM FLAT WITH FAR REACHING VIEWS ACROSS THE TOWN AND EASY ACCESS TO THE TOWN CENTRE AND BEACHES. THIS PROPERTY HAS A BRAND NEW KITCHEN, GAS CH, COMMUNAL GARDENS AND IS OFFERED WITH NO ONWARD CHAIN, IDEAL FOR FTB AND INVESTORS.

PROPERTY TYPE: Flat

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

FEATURES:

- TWO BEDROOM TOP FLOOR FLAT
- EASY WALKING DISTANCE TO THE TOWN AND BEACHES
- GAS CH
- IDEAL FOR FTB AND INVESTORS
- COMMUNAL GARDENS
- BRAND NEW KITCHEN 2023
- WELL PRESENTED THROUGHOUT
- FAR REACHING VIEWS ACROSS THE TOWN TOWARDS THE RIVER GANNEL
- EPC AND FLOOR PLAN TO FOLLOW
- PRIVATE OUTDOOR STORE

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DESCRIPTION:

Hawkins Road is a very well positioned residential street within easy reach of the town centre and only a short walk to Trenance Learning Academy and Newquay Junior School. A little further down the hill you will find the picturesque Trenance Gardens where there is a beautiful rose garden and the boating lake all complimented by a backdrop of beautiful trees.

This area offers something for the whole family, including a play ground and park for the little ones, the Heron Tennis Centre and Waterworld Leisure Centre, as well as the outdoor skate park and trampoline park. There are also a couple of highly regarded cafes offering treats for the whole family. Many beaches are within walking distance of this property and the coastline provides plenty of family friendly walks.

This good value top floor flat has far reaching views across the town, spacious two-bedroom accommodation and communal gardens.

A communal entrance guides you into the main building with stairs up to No 97. A spacious entrance hallway with a useful storage cupboard guides you into the flat. The kitchen which has just been replaced offers a range of modern, shaker style units with space for an oven, fridge freezer and washing machine.

The lounge, at the far end of the hallway is dual aspect, flooded with an abundance of natural light.

Both double bedrooms are at the other end and both enjoy far reaching views across the town. The bathroom is modern and neat with a bath and shower attachment over with a wc, wash basin and heated towel rail.

This property has gas central heating powered by a combination boiler located in the kitchen. It is in good condition throughout.

Externally, there's an allocated shed and communal gardens that wrap around the building.

LEASE INFORMATION:

Ground rent £10.00 pa
Service Charge £600 pa
125 year lease with 94 years remaining

In summary, this flat would make a great investment or would be ideal for first time buyers with the added benefit of no onward chain.

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Hallway
5.49m x 0.89m (18'0 x 2'11)

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Kitchen
3.68m x 1.68m (12'1 x 5'6)

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Lounge
4.55m x 3.61m (14'11 x 11'10)

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Bedroom 1
4.62m x 2.69m (15'2 x 8'10)

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Bedroom 2
3.61m x 2.11m (11'10 x 6'11)

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Bathroom
2.51m x 1.65m (8'3 x 5'5)

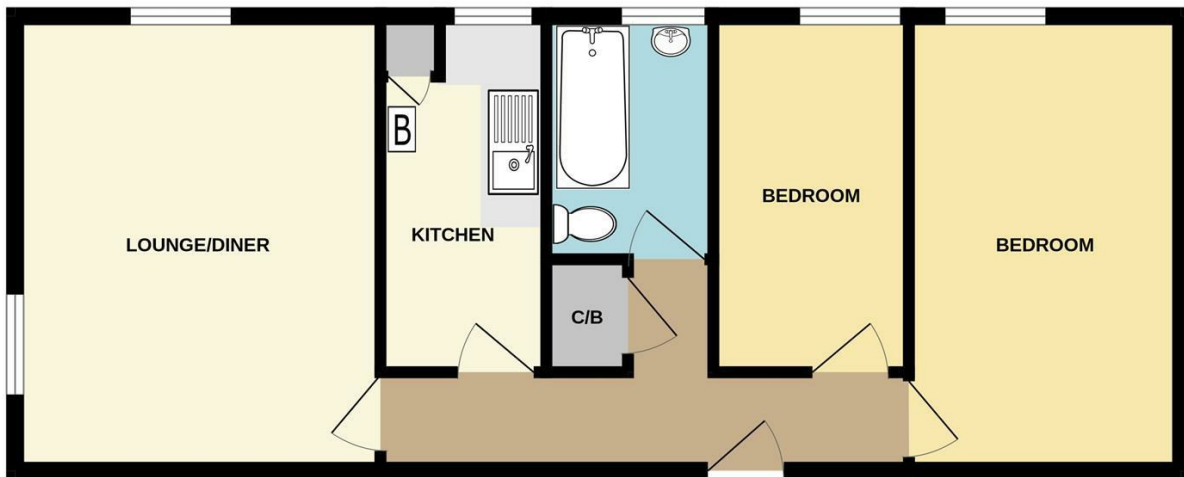
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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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