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41 Oxley Vale, Newquay TR7 3DU

£111,000

A RARE OPPORTUNITY TO PURCHASE A SECTION 106 AFFORDABLE TWO BEDROOM GROUND FLOOR APARTMENT IN GOOD CONDITION WITH PARKING IN THE HIGHLY DESIRABLE TREVENSON MEADOWS DEVELOPMENT ON THE EDGE OF NEWQUAY.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

FEATURES:

- SECTION 106 AFFORDABLE TWO BEDROOM GROUND FLOOR FLAT
- 60% OF THE OPEN MARKET VALUE
- IMMACULATELY PRESENTED THROUGHOUT
- GAS CH, UPVC DBL GL
- ALLOCATED PARKING
- COUNCIL TAX B

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DESCRIPTION:

Trevenson Meadows is a modern development on the edge of Newquay with easy access to many beaches, the coast path and the town. The popular development comprises of a mixture of attractive houses, apartments and coach houses with a green area and play park in the middle for all to enjoy.

The nearest beach is at Porth which boasts a sheltered sandy cove and a family friendly pub. Chester Road is within easy reach and the main town of Newquay is about 2 miles away.

This property is subject to section 106 restrictions meaning any potential buyers will need to meet certain criteria and be qualified by Cornwall Council described below.

PLEASE ENSURE YOU MEET THE CRITERIA BEFORE ARRANGING A VIEWING.

LOCAL AREA CONNECTION:

In terms of eligibility, priority is given to those with a Newquay connection and the need for a 2 bedroom property however they can also consider those with a Cornwall connection:

Applicants must meet the following criteria...

- 12 months + residency,
- Permanent employment 16 hours + per week, (not seasonal)
- Former residency of 5 + years, Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister).

In addition the applicant will need to:

- Be in Housing Need - i.e. living with family/renting and otherwise unable to afford a home on the open market,
- Have a maximum household income of £80,000
- Have a minimum 10% deposit
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

THE PROPERTY:

This spacious, light, airy ground floor flat is in good condition with neutral decor and floor coverings throughout. A communal entrance hallway gives access to the main door, guiding you into the L shaped hallway. The open plan kitchen/lounge/diner is spacious, light and airy with ample space for lounge and dining furniture. The kitchen area is well equipped with a good range of units with space for a washing machine and tall fridge freezer..

This property benefits from two double bedrooms. Off from the hallway the main bathroom is a good size with a bath, wc, wash basin and heated towel rail.

This property benefits from gas central heating throughout with a combination boiler located in a cupboard within the hallway.

Externally, there is allocated parking for one car, a communal bike store and a bin store.

The lease was new in 2011 and is 125 years long
There is a service charge of £1494.00 per year and ground rent is £250.00 per year

In summary, this is a rare opportunity to purchase a spacious two bedroom ground floor apartment in a convenient and desirable location.

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Hallway
5.21m x 1.32m (17'1 x 4'4)

Bathroom
2.54m x 2.03m (8'4 x 6'8)

Lounge Diner
7.62m x 4.67m (25'0 x 15'4)

Bedroom 1
3.45m x 3.10m (11'4 x 10'2)

Bedroom 2
3.91m x 2.79m (12'10 x 9'2)

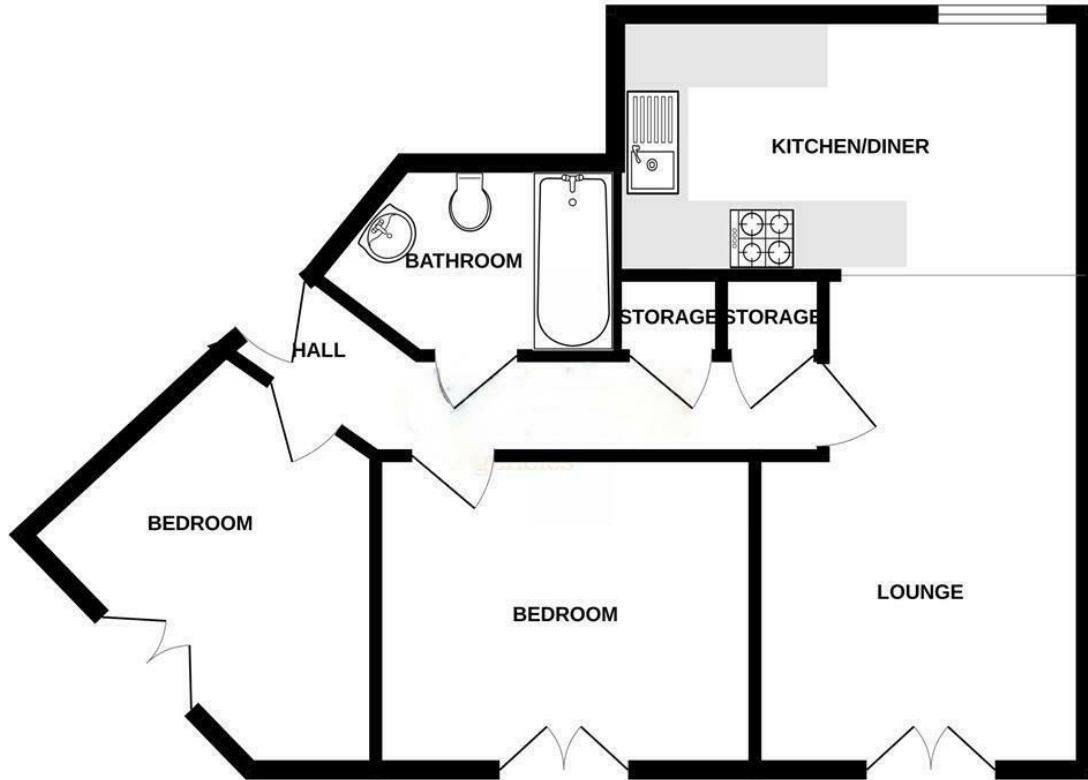
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FLOORPLAN:

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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
(92-100) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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