



Flat 1, Old Chough Flats, Porth Way, Newquay, TR7 3LW

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Agencies

**** CHAIN FREE **** This generously sized one double bedroom ground floor apartment is ideal as an investment purchase, second home or even for first time buyers. The accommodation further comprises a dual aspect open plan living space, bathroom and spacious double bedroom with an in-built wardrobe. The property benefits from an allocated parking space and double glazing throughout. Being within 300m of the popular Porth Beach. Early viewing is highly recommended. Vacant.

Guide Price £205,000 Leasehold - Share of Freehold

Key Features

- CHAIN FREE
- 300m to Porth Beach
- One double bedroom
- Open Plan Living Space
- Allocated Parking Space
- Ground floor apartment
- 550m to Lusty Glaze Beach
- Stunning Charnwood log burner
- Double Glazing Throughout
- Potential Residential Investment





The Property

Approaching the apartment from the communal parking via an outside space that the current owners have filled with various potted plants and a log store, entering through the first entrance door, you are welcomed into a porch that serves as a transition space that offers ample room for coats and shoes, it then provides access into the open plan living space.

The heart of the apartment is a well-appointed open-plan lounge, dining room, and kitchen. This expansive area is characterized by abundant natural light, creating a bright and airy atmosphere, provided by the large south-facing window. The modern fitted kitchen is both stylish and functional, featuring a square-edge work surface, a range of base and wall units, an inset sink with a draining board, and a double waist-high integrated electric oven with a 4-ring hob and extractor hood. Further integrated appliances also include a fridge freezer and dishwasher.

A noteworthy feature of the living/dining area is the Charnwood C5 5kw log burner, situated on a slate hearth, that fills the entire apartment with warmth. The large south-facing double-glazed window further enhances the overall appeal of the living space.

Adjacent to the living room, a door leads into a hallway, providing access to the bedroom and bathroom. The hallway includes a convenient airing cupboard housing the hot water cylinder.

The bedroom offers ample space for storage or option for the addition of a built-in wardrobe. The bathroom, adorned with modern finishes, features a bath with an electric and glass screen, a wash hand basin, a WC, and an electric heated towel rail also includes a smart mirror with dehumidifying setting.

Both the lounge and bedroom have had the external walls stripped back and insulation installed to improve the heat retention of the apartment. All the windows were replaced in 2019 and are still under warranty. The apartment has also recently passed the EICR electrical test.

Externally

To the front of the property, a communal car park, with the allocated parking space for flat 1. Notably, the current owners have installed an EV charger point. Multiple visitors' parking spaces are also available. Additionally, a shared communal space at the rear of the apartment includes a bike storage shed capable of accommodating three bikes, which will remain for the convenience of new owners.

Location

Nestled along the stunning coastline, the enchanting beach of Porth is a cherished destination for both locals and tourists alike. Daily lifeguard patrols, operational from May 15th to September 26th, ensure a safe and enjoyable experience, making Porth an ideal haven for families, couples, and surf enthusiasts.

Adding to the allure of Porth is the iconic Mermaid Inn, a traditional-style pub and restaurant strategically positioned right on the beach. Additionally there is nearby access to remarkable coastal paths, including the one leading to the wildlife-rich Porth Island great for nature enthusiasts.

Just a stone's throw away, the vibrant town of Newquay offers a perfect blend of modernity and coastal charm. Boasting fashionable bars and restaurants, Newquay invites visitors to immerse themselves in the local culture and culinary delights. Moreover, the town is surrounded by some of Europe's finest coastline, offering panoramic views and a diverse range of outdoor activities.

Leasehold Information

Ground rent - peppercorn (share of freehold)

Service Charge £180 per annum

Insurance £129.01 per annum insurance

999 year lease from 1989

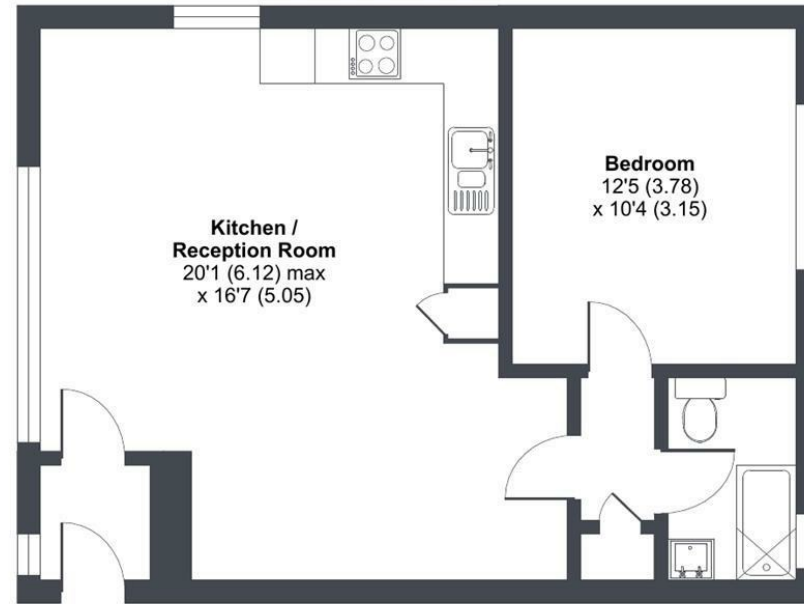
The lease prohibits holiday rentals

Residential tenancies are possible, the property has recently achieved a rental income on £925pcm.

Porth Way, Newquay, TR7

Approximate Area = 550 sq ft / 51.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David Ball Agencies. REF: 1057179

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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