



46, Surfpod Apartments, Newquay, TR7 3BJ

david ball
Agencies

A top floor studio that's located just a short walk from local beaches and shops. The apartment benefits from a contemporary fitted kitchen including integrated oven, hob and fridge/freezer, a modern white bathroom with shower enclosure and a large open plan bedroom/living area leading out to a private south facing balcony with views over Newquay's town towards the Viaduct and Gannel Estuary. The development also includes a lift to all floors, its own allocated parking space towards the rear of the building and water is included within the service charge.

Guide Price £120,000 Leasehold

Key Features

- Top floor studio apartment
- Allocated parking space
- South facing balcony with far reach viewings
- Lift to all floors
- Within 300m of Lusty Glaze
- Open plan living space
- Short walk to Chester Road shopping area
- First time buyers or investors





Location

Henver Road is one of the two main routes into Cornwall's premier holiday resort. It is close to the shopping centre at Chester Road, the beaches at Lusty Glaze and Tolcarne, the Barrowfields and Newquay town centre is a short level walk. The town of Newquay benefits from a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Open Plan Living Space

28'3" x 11'4" (8.63m x 3.46m)

(Including the entrance hallway)

Wooden entry door from communal hallway Leads into the studiot hallway where the entry phone is located, this opens up into the open plan living/bedroom area which has recently been painted white and carpeted to make the most of its south facing aspect. The apartment also benefits from south facing aluminium double glazed french doors to the rear leading to the glazed balcony.

Kitchen Area

A fitted kitchen with a range of sage green base, wall and drawer units with matt black handles and roll top work surfaces over incorporating a wood effect laminate breakfast bar. Inset stainless steel sink unit with mixer tap and drainer. Integrated fridge freezer, electric fan oven and four ring ceramic hob with stainless steel extractor over.

Shower Room

7'1" x 5'1" (2.18m x 1.56m)

Modern subway style white tiled walls with single shower unit with electric overhead shower and glass sliding door. Low level WC with dual flush. Wash hand basin set within a sealed vanity style unit with storage below. Electric heated towel rail. Extractor.

Balcony

South facing balcony with composite decking and wooden frosted single glazed balustrade. Electric outside light.

The Building

Located on the 2nd floor, the studio can be reached via the rear car park and front access via stairs or communal lift

Leasehold Information

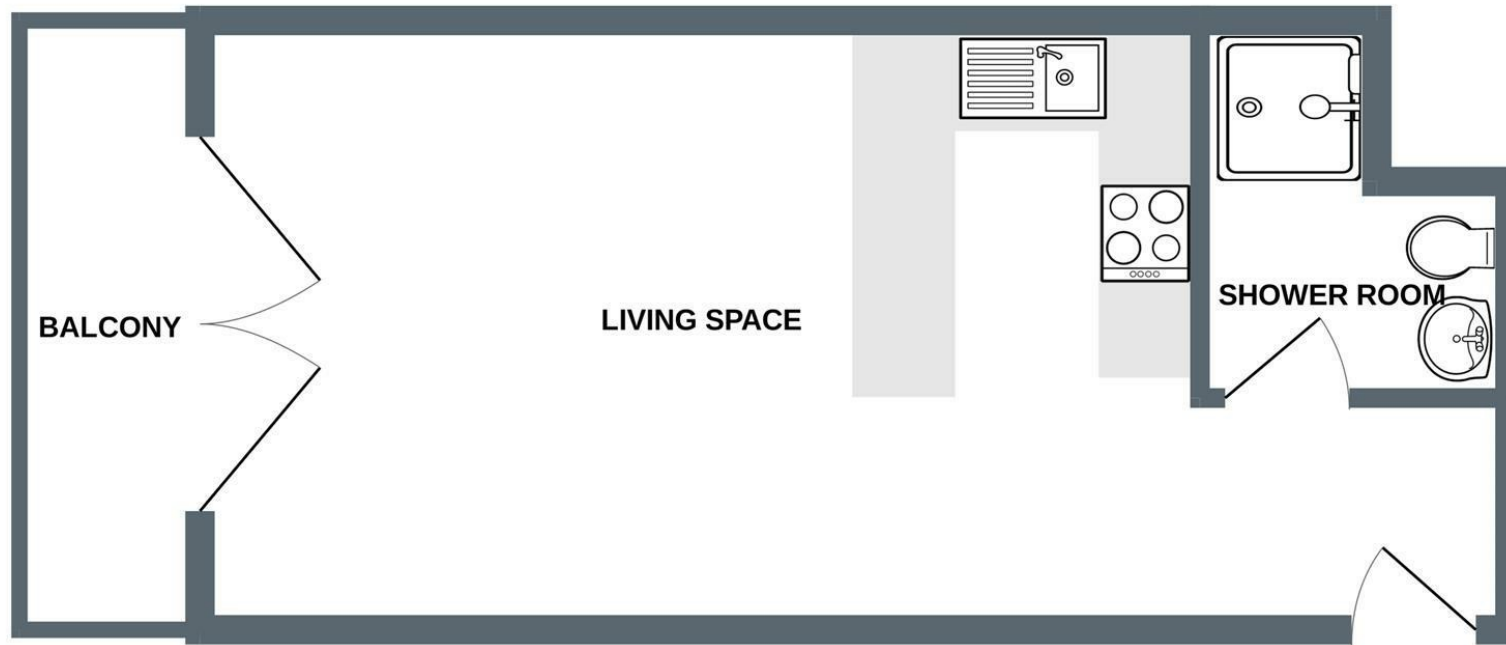
125 year lease from 2015

Service charge: £1247.00 (water and ground rent included)

Services

The following services can be found at the property: Mains electricity, water and drainage, however we are not able to verify any of the connections.

TOP FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

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