

10 Attenborrow Court, Alexandra Road, Newquay, Cornwall, TR7 3RU



ALLOCATED PARKING SPACE | 100 YARDS FROM PORTH BEACH | Second floor one bedroom apartment located just 100 yards from Porth Beach with East facing patio doors onto a private balcony.

- Allocated parking space in communal car park
- Ideal starter home or rental investment (NO HOLIDAY LETS)
- uPVC double glazing and electric heating
- Popular location just 100 yards from Porth beach
- Lift to all floors
- Light lounge with patio doors and balcony

Price £169,950 Leasehold

LOCATION

Located Just 100 yards from the very popular Porth Beach, Attenborrow Court is a very popular residential block located on the outskirts of Newquay Town. Holiday let restricted, the block is extremely popular for residents but makes a great first time buy, buy-to-let or holiday bolt hole. The property is in walking distance of Newquay town and offers great travel links close to the bus service and with the A30 and Newquay Airport both within 10 minutes drive.

ACCOMMODATION

Through the communal entrance door a large communal space provides access to the internal staircase and lift which provides access to all floors. No10 is located on the top floor towards the rear of the building. A uPVC entrance door leads to an internal hallway providing access to all rooms. The modern kitchen has a range of floor and wall mounted white gloss wall units with a UPVC window to the courtyard and large opening through to the lounge. The lounge has a large patio door unit opening onto a slim private terrace with views overing neighbouring countryside. There is a large double bedroom with ample space for wardrobes and a fully tiled shower room.

OUTSIDE

To the front there is a residence car park with 1 allocated parking space for No10 with an additional 2 visitors spaces for the block. There is also a communal bbq area standing on a balcony enjoying

views of the sea and beach. A useful communal storage area is located to the side of the building.

TENURE


Leasehold. Remainder of a 999 year lease from 2001. There is a combined ground rent and service charge of £100pcm. Each owner has a 10th share of the freehold. Holiday letting and pets are not permitted within the block.

SERVICES

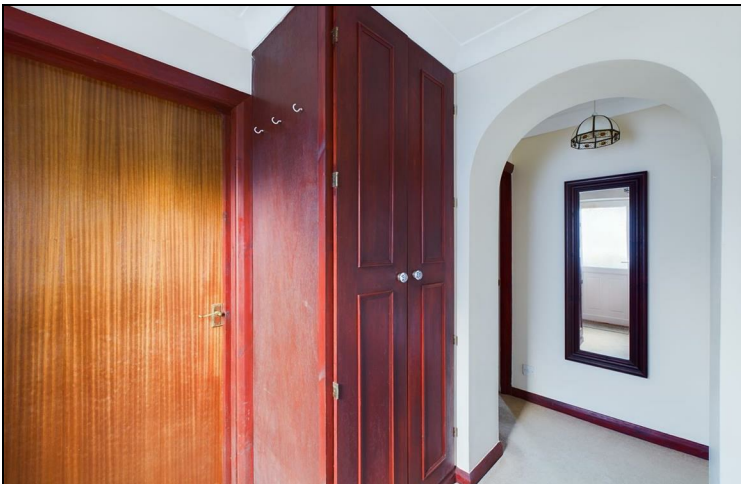
Mains electric, water and drainage.

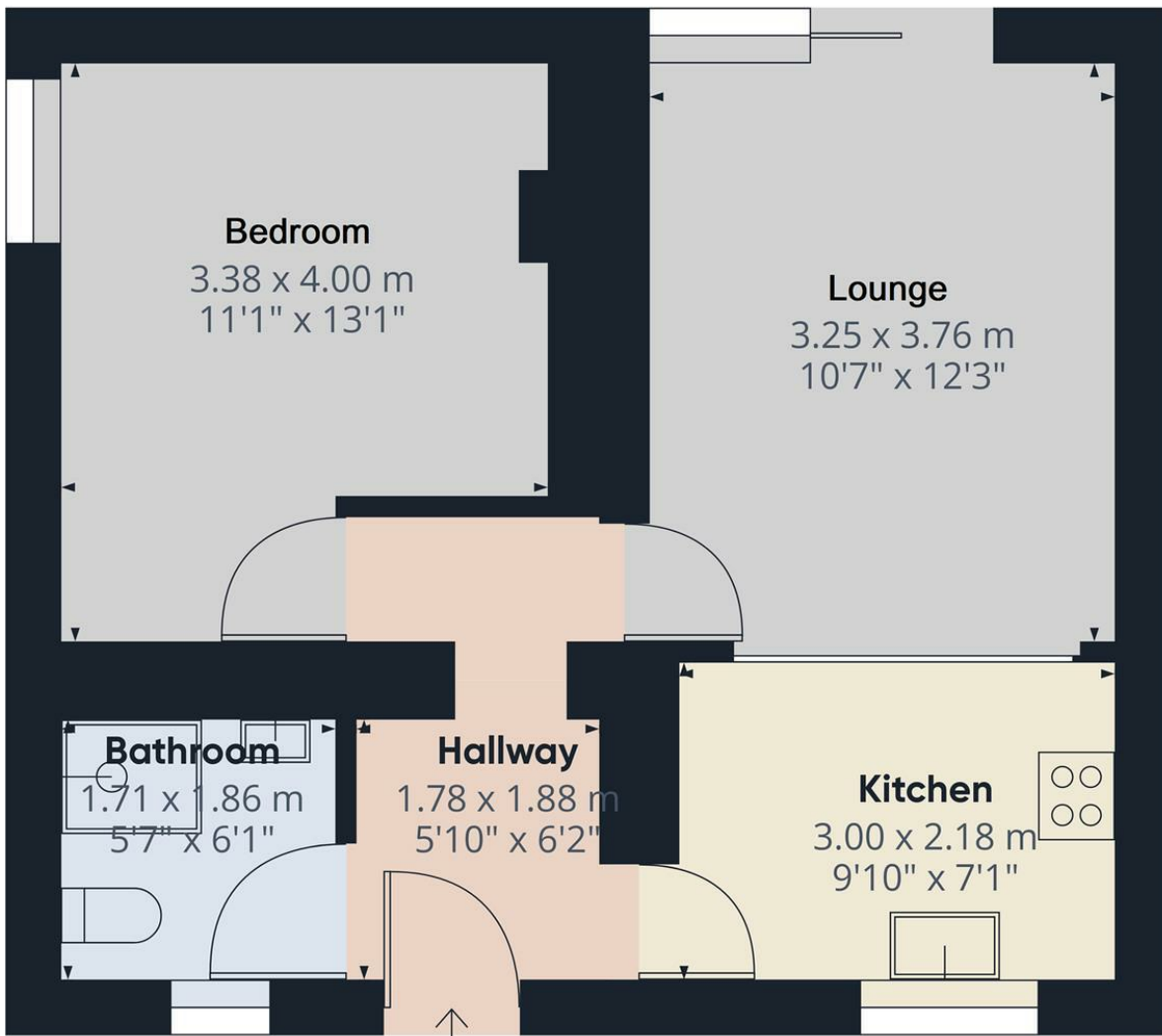
COUNCIL TAX

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Approximate total area⁽¹⁾
41.01 m²
441.46 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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