

6 Trenance Court, Newquay, Cornwall TR7 2HY



2nd floor one bedroom apartment with private balcony enjoying views over Trenance Boating lake and gardens, with allocated parking

- Modern apartment with large South East facing balcony
- Modern electric heating and double glazing throughout
- No onward chain
- Stunning views over Trenance Boating Lake
- Allocated parking space
- Potential rental income of £725pcm on an AST
- Popular residential position near Newquay Town Centre

Reduced To £169,950 Leasehold

A perfect apartment for a buyer or investor. This modern apartment is located in a peaceful location on the boating lake, within minutes walk to the stunning Gannel Estuary, tennis courts, leisure centre and public gardens whilst still being close to the vibrant town centre and beaches.

Situated in a prime location, this flat offers stunning views of the Newquay boating lake, providing a tranquil and scenic backdrop to your everyday life. Allocated parking for one vehicle is located in front of the block.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative rental opportunity, this flat offers great potential.

The property is approached via an external staircase ascending to the second floor with a reinforced walkway to the apartment door.

Entrance door leading to the hallway; engineered wood flooring continuing to the:

KITCHEN

Range of floor and wall mounted high gloss kitchen units with a brush stainless steel handle. Integral fridge with small freezer compartment. Integral Microwave. Integral washing machine. Electric oven with four point hob unit and a brushed stainless steel extractor fan over. Tiled splashback surround. Single drainer stainless steel sink with a contemporary Hot and Cold Mixer tap. Cupboard with pressurised hot water cylinder. Continues into the:

LOUNGE

16'8 x 10'1 (5.08m x 3.07m)

Ceiling spotlights. TV aerial point. Telephone point. Electric radiator. Views from the South facing window unit and doorway onto the balcony.

BALCONY

Glass and stainless steel balustrade surround.

BEDROOM

10'7 x 9'10 (3.23m x 3.00m)

Electric radiator. Rear aspect uPVC double glazed window. Tv aerial point. Socket points.

BATHROOM

5'10 x 5'5 (1.78m x 1.65m)

Small bath unit with hot and cold mixer tap and mains powered shower over. Small pedestal basin with vanity unit under. Low level WC. White heated towel rail. Extractor fan. Ceiling spotlights. Diffused aspect uPVC double glazed window. Floor to ceiling white ceramic tiles with a slate tile effect floor.

TENURE

Leasehold. The property is offered on a remainder of a 999 year lease commencing in 2014.

Ground rent: £150 per annum.

Service charge: £900 per annum, payable in 2 instalments.

Pets: Pets are permitted with prior permission from the management company.

Holiday letting is permitted at the property.

SERVICES

Mains water, electric and drainage

COUNCIL TAX

Band A

BROADBAND AND MOBILE AVAILABILITY

Broadband Download Speed: up to 80mbps


Mobile Coverage: Very Good

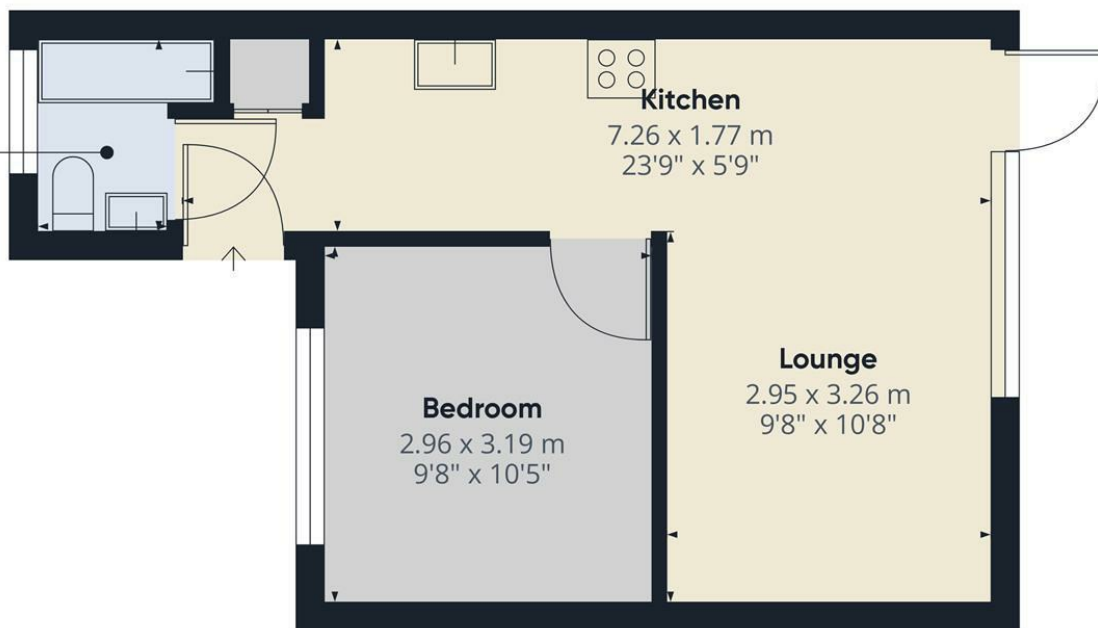
(Source: OFCOM)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approximate total area¹⁾

34.85 m²
375.16 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

Start & co

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