

## Flat 5, 23 Tolcarne Road, Newquay, TR7 2NQ



**GREAT FIRST TIME BUY OR BUY-TO-LET WITH A POTENTIAL OF £750pcm | Modern top floor 1 bedroom apartment just 200 yards from the beach, with allocated parking, presented in great condition.**

- Open plan lounge and fully fitted kitchen
- Private off-street parking space
- Electric 'wet' central heating
- Previously holiday let and proven long term potential
- 2 minute walk to the train station and supermarket
- Previously tenanted at £735pcm

**Price £163,000 Leasehold**

Tolcarne Road has become a very popular street with first time buyers and buy to let investors thanks to its proximity to the Town Centre, offering everything Newquay has to offer within a 5 minute walk. Located just 200 yards from Great Western Beach, it's ideal for a holiday bolt hole or the first step onto the property ladder.

The apartment is located on the second floor which is accessed through the well-maintained communal stairwell. The entrance hall has a large cupboard housing the electric combination boiler which provides the hot water and central heating throughout the apartment and benefits from new double glazing fitted in 2020.

The lounge/Kitchen is front to rear open plan with a breakfast bar providing a modern light space. The kitchen has a range of integral appliances with solid wood cupboards and a rolled edge granite effect laminate worktop. This provides access to the shower room which has a heated towel rail and shower off the mains. The entrance hall also provides access to the double bedroom which has ample space for a range of wardrobes and a chest of drawers.

**TENURE**

Leasehold/Share of Freehold. The property is held on a 999 year lease which commenced in 2007 with a service charge of £100 per month. Pets and holiday lets are accepted.

**SERVICES**

Mains Water, Electric and drainage

**COUNCIL TAX**

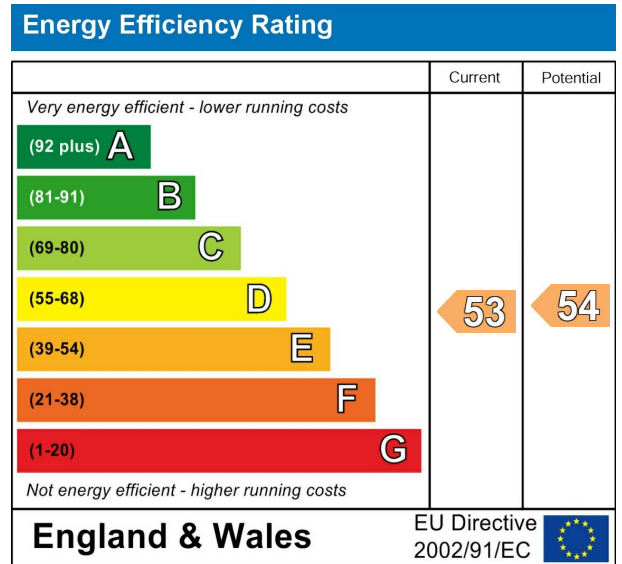
Band A

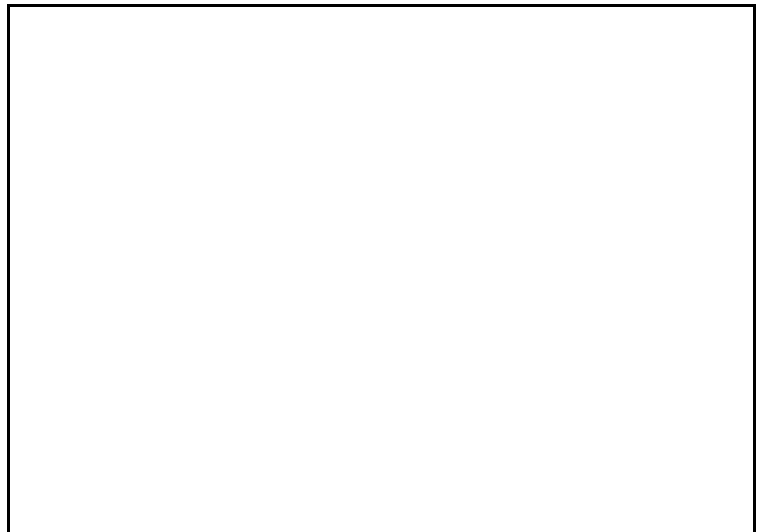
**BROADBAND AND MOBILE AVAILABILITY**

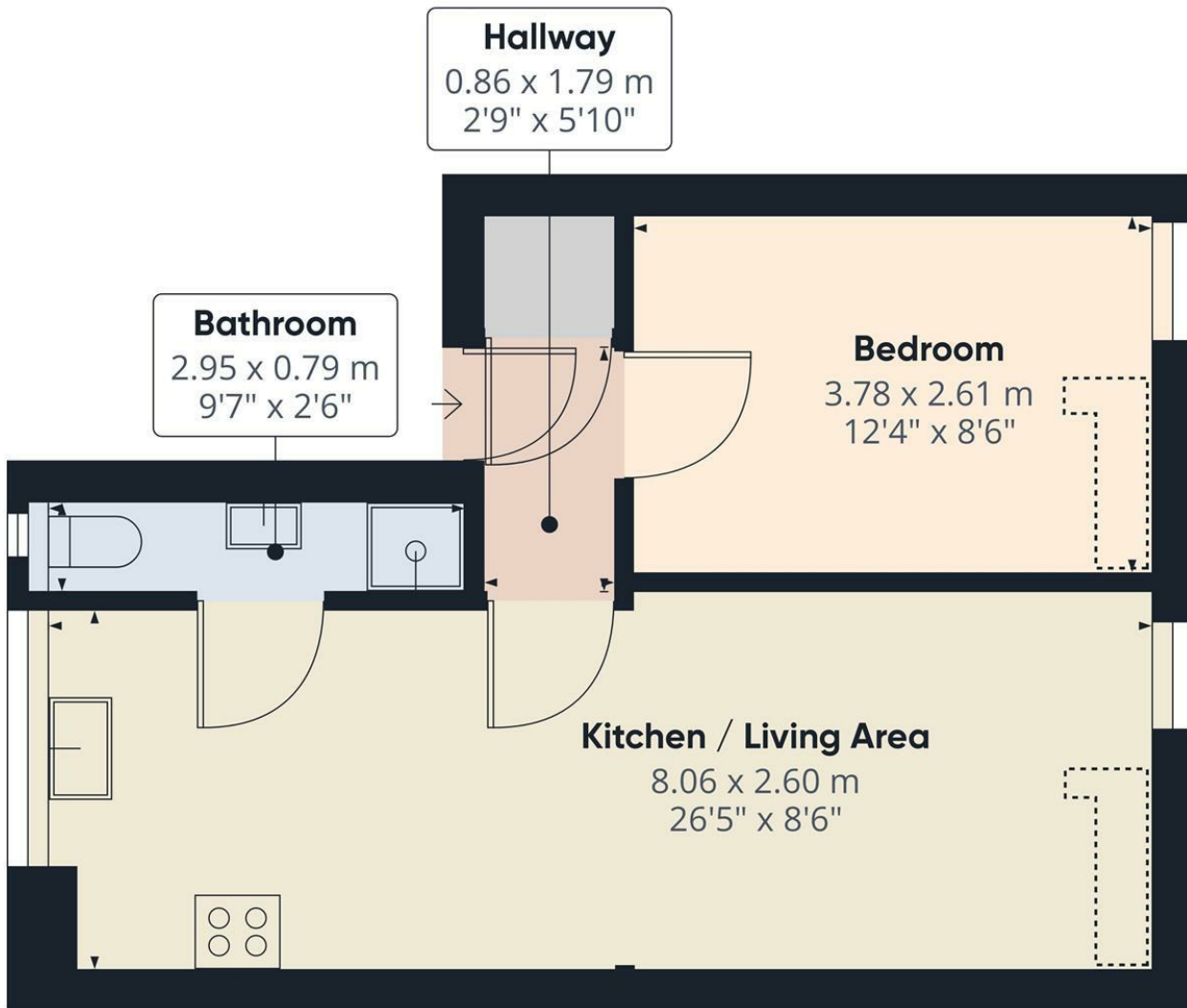
Broadband Download speed: up to 1000Mbps

Mobile coverage: Very good

(Source OFCOM)







Approximate total area<sup>(1)</sup>

36.22 m<sup>2</sup>  
389.83 ft<sup>2</sup>

Reduced headroom

1.18 m<sup>2</sup>  
12.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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