

Flat 5, Pendennis Court Henvver Road, Newquay, TR7 3EH



WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT ON HENVER ROAD WITH GAS CENTRAL HEATING, DOUBLE GLAZING AND DESIGNATED PARKING

- One bedroom apartment
- Designated parking space
- Well presented throughout
- First floor with rear Juliet Balcony
- Gas Central Heating
- Convenient edge of town location
- VACANT POSSESSION – NO CHAIN
- Double Glazing
- Ideal first time buy or buy to let at £750pcm

Price £145,000 Leasehold

ENTRANCE HALL

3'6 x 3'1 (1.07m x 0.94m)

LOUNGE/KITCHEN

16'7 x 10'10 (5.05m x 3.30m)

BEDROOM

9'7 x 8'9 (2.92m x 2.67m)

BATHROOM

7'2 x 4'11 (2.18m x 1.50m)

INNER HALL

3'8 x 3 (1.12m x 0.91m)

LARGE FULL HEIGHT STORAGE CUPBOARD

TENURE

Leasehold. 999 Year lease from 1st April 2009. Ground rent £25 per annum payable annually in advance on the 1st April. Annual service charges are paid on the 1st April and 1st October each year and are currently £963 per annum. The freehold of the building is owned by Pendennis Court Limited, with each leaseholder being an equal shareholder in the company and having an equal share of the freehold interest. The management of the building is handled by a local managing agent, Belmont Property Management. The keeping of animals is not permitted in this block. Holiday letting is not permitted under the terms of the lease, but long term letting on an AST is allowed.

COUNCIL TAX

Band A

SERVICES

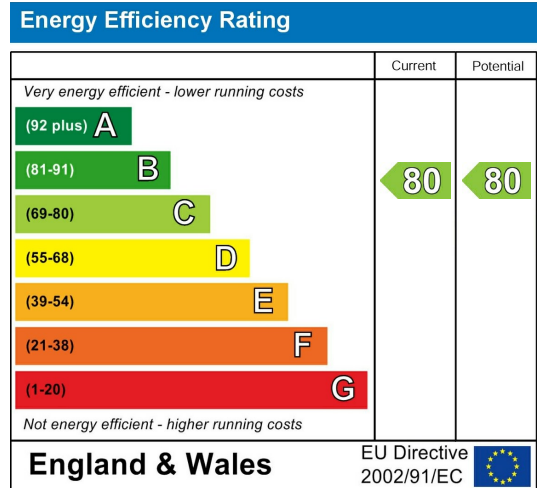
All mains

MOBILE AND BROADBAND COVERAGE AVAILABILITY

Fastest available download speed: Up to 1000 Mbs

Mobile coverage: Likely/limited

(Source: OFCOM)







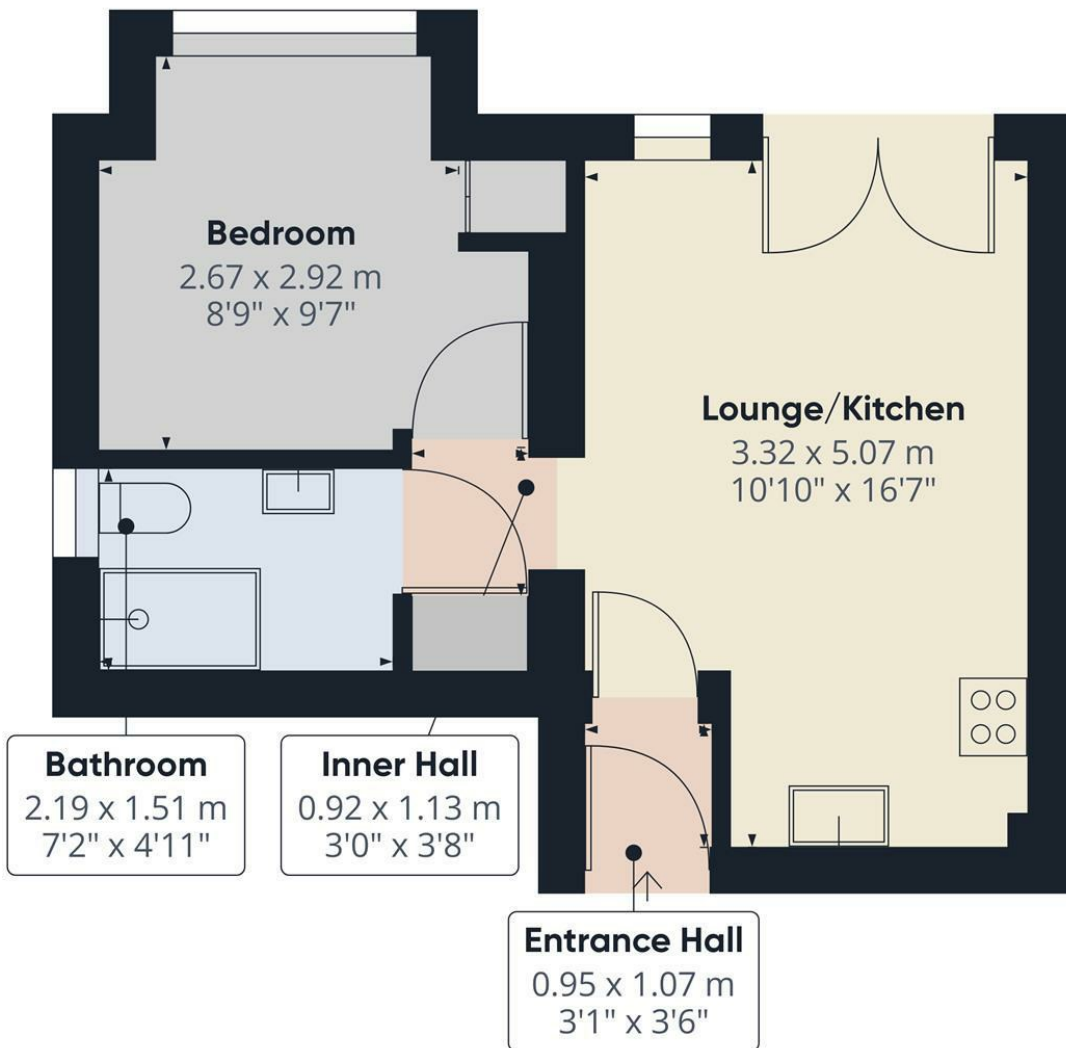
Approximate total area⁽¹⁾

31.03 m²
334.05 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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