

Flat 2, 62 Henvver Road, Newquay, TR7 3BN



STUNNING AND SPACIOUS 2 BEDROOM, 2 BATHROOM MAISONETTE ON HENVER ROAD WITH GAS CENTRAL HEATING, DESIGNATED PARKING AND A LARGE SINGLE GARAGE AVAILABLE IMMEDIATELY WITH NO CHAIN

- Immaculately presented maisonette
- Convenient location close to Town and Beaches
- 2 Double bedrooms (one en-suite)
- Parking space and LARGE SINGLE GARAGE
- Gas Central Heating
- Double Glazing
- VACANT POSSESSION – NO CHAIN
- Ideal first time buy or buy to let, £950 pcm
- Small converted block of 3 apartments

Reduced To £245,000 Leasehold

This lovely maisonette was converted some 25 Years ago and is approached via the main front door into a communal entrance hall that serves the ground floor apartment and this upper maisonette with private front doors. Stairs then lead to this first and second floor apartment with accommodation including 2 double bedrooms, 2 bathrooms and a large open plan bay fronted lounge/kitchen. The property come with a parking space in the front car park and a large single garage to the rear.

ACCOMMODATION

Ground floor Communal Entrance with private door to:

Private staircase leading directly into the:

FIRST FLOOR LANDING

10'9 x 7'0 (3.28m x 2.13m)

KITCHEN/LIVING AREA

20'9 x 20'6 (6.32m x 6.25m)

BEDROOM 2

9'10 x 13' (3.00m x 3.96m)

SHOWER ROOM

6'1 x 8'9 (1.85m x 2.67m)

MASTER BEDROOM

10'8 x 13'1 (3.25m x 3.99m)

EN-SUITE

5' x 8'8 (1.52m x 2.64m)

GARAGE

16'8 x 11'11 (5.08m x 3.63m)

TENURE

Leasehold. 999 years from 5th December 2016. Ground rent £250pa. Maintenance and buildings insurance is dealt with and paid for jointly by the

three leaseholders and the freeholder as required on an ad-hoc basis. The freehold of the building is owned by one of the other leaseholders in the building. All individually metered for water, electricity and gas. Pets and all forms of letting are permitted under the terms of the lease.

COUNCIL TAX

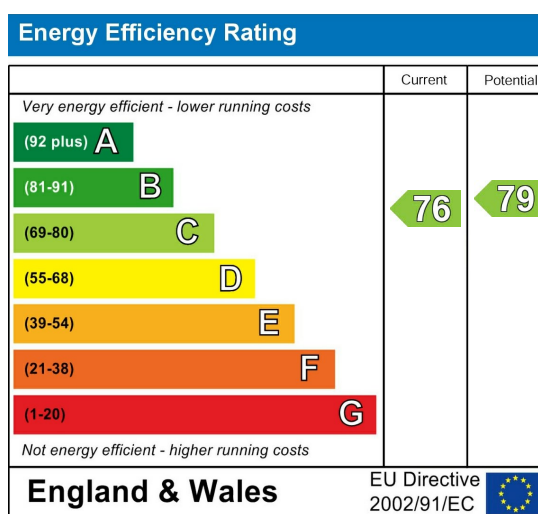
Band A

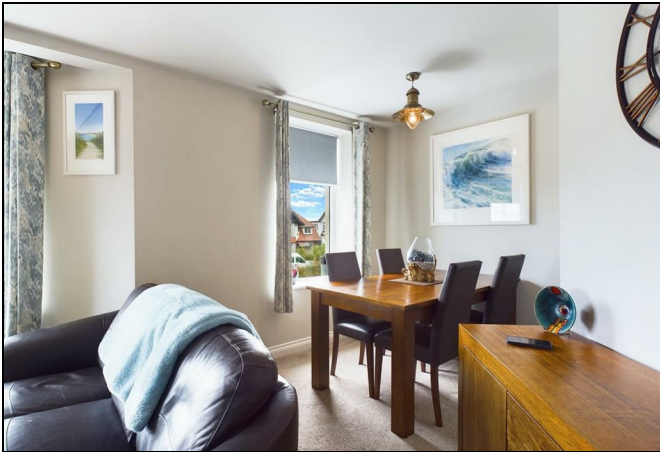
SERVICES

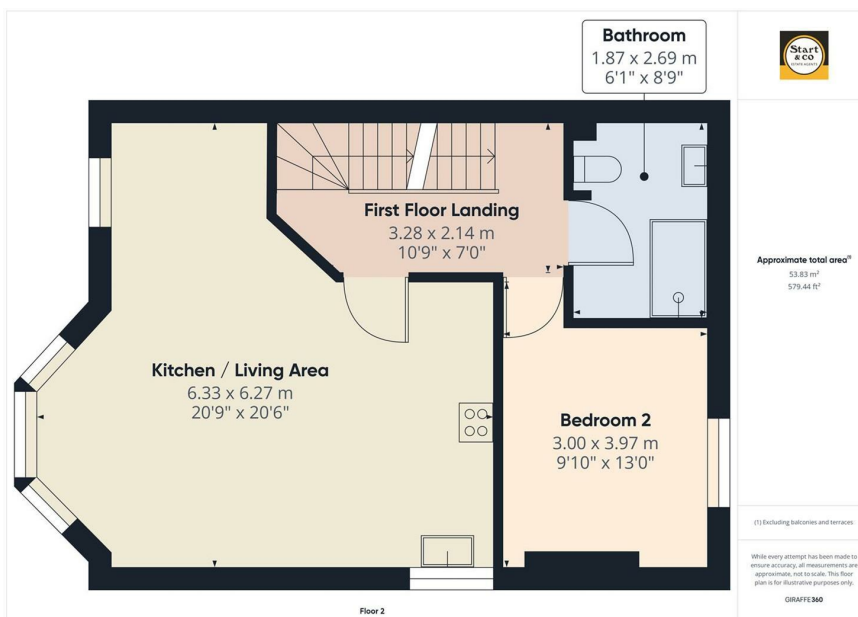
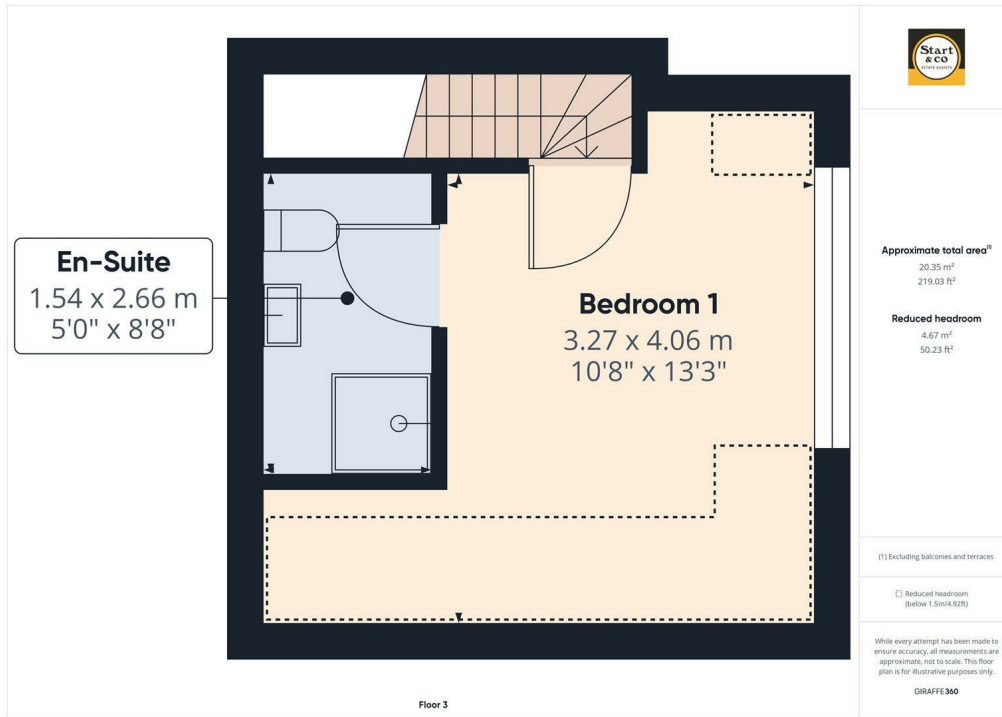
All mains

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: Up to 1000Mbs
Mobile coverage: Likely/limited
(Source: OFCOM)







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