

Flat 1, 23 Tolcarne Road, Newquay, TR7 2NQ



NO ONWARD CHAIN | 500 YARDS FROM THE BEACH | Recently refurbished one bedroom, ground floor apartment in Newquay Town Centre. The property is perfect as a buy-to-let investment or a turn key holiday 'bolt hole'.

- New independent electric radiators
- Recently renovated throughout presented in immaculate condition
- Within 500 yards of Great Western beach
- Two-minute Walk to the train station and supermarket
- Open plan lounge and fully fitted kitchen
- Previously holiday let and proven long term let at £725pcm

Price £149,950 Freehold

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 500 yards from Great Western Beach, it's ideal for a holiday bolt hole or the first step onto the property ladder.

The apartment has recently undergone full refurbishment and has been trading as a successful holiday let and previously had a long track record of being a successful residential rental investment.

As you enter the apartment the entrance hall provides access to the open plan Lounge/Kitchen/Diner. Benefitting from the original high ceilings and large front bay window, the living space is bright and airy. The kitchen has a range of floor and wall mounted high gloss units with a modern metro tile splashback with contrast grouting with an 'easy to clean' floor running throughout the apartment.

This also provides access to the shower room which has a large double shower cubical with independent electric shower unit, basin, low level WC and electric towel rail with modern tile surround to the wet areas.

The bedroom has ample room for a double bed and a full range of wardrobes as required with a large rear aspect window

LOUNGE/KITCHEN/DINER
15'0 x 13'2 (4.57m x 4.01m)


BEDROOM
9'0 x 11'3 (2.74m x 3.43m)

BATHROOM
4'0 x 8'9 (1.22m x 2.67m)

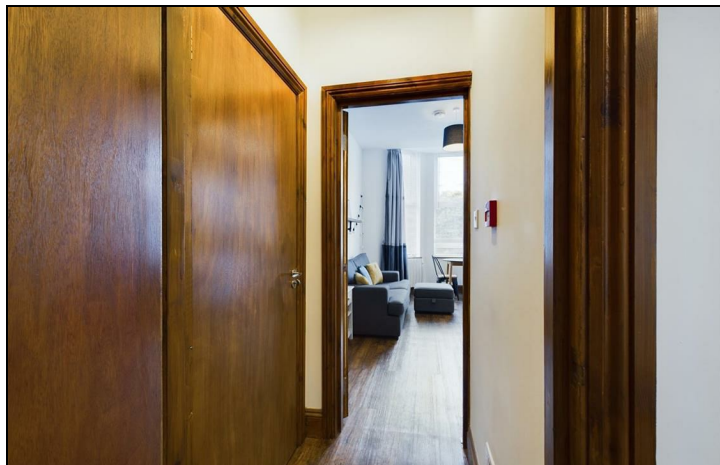
TENURE
Leasehold/Share Of Freehold. The property is held on a 999 year lease which commenced in 2007 with a service charge of £100pcm (£1200pa)

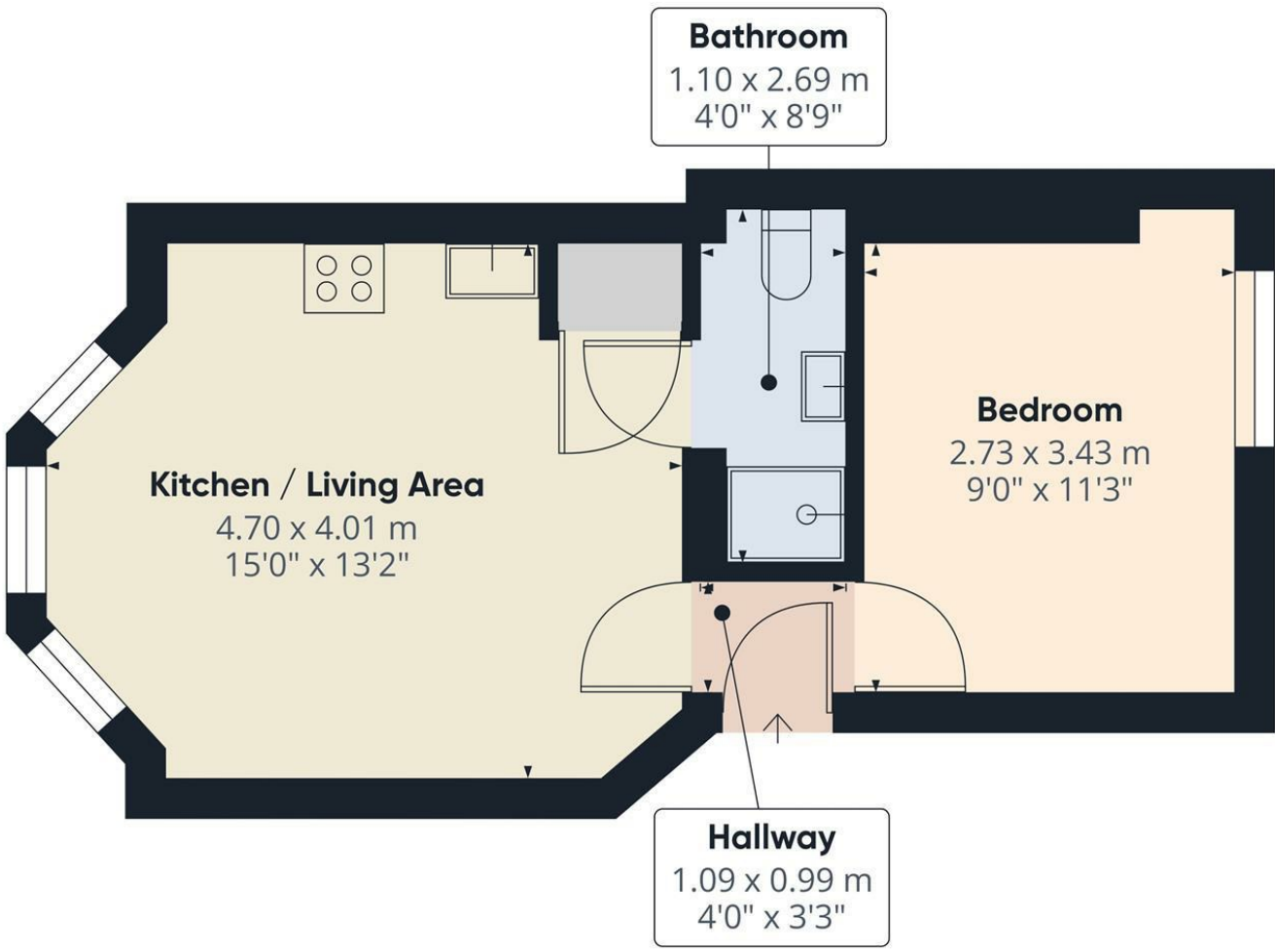
SERVICES
Mains water, drainage and electric.

COUNCIL TAX
Previously Band A. The property is currently registered for business rates with a current rateable value of £1600 per annum.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(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⁾
31.44 m²
338.42 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.

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