

The Loft 2 Market Place, St. Columb, TR9 6AN



INVESTMENT PURCHASE | ONGOING TENANCY AT £695pcm | 1 bedroom maisonette with stunning period features and open plan lounge/kitchen/diner. The property has gas central heating & wood sealed double glazing.

- Unique 1 bedroom maisonette full of character
- Solid Oak Flooring
- Gas central heating & wood sealed unit double glazing
- Ideal buy to let with existing tenant at £695pcm
- Quiet town centre position
- Grade 2 Listed building

Price £100,000 Leasehold

Wooden entrance door leading to the communal staircase. Staircase ascending to the second floor flat. Door to the:

KITCHEN/DINER

13' x 11'8 (3.96m x 3.56m)

Maximum irregular measurements. Side and rear aspect wooden sealed double glazed windows.

Range of floor and wall mounted white kitchen units with stainless steel handles. Rolled edge marble effect laminate worktop with single drainer stainless steel sink, 4 point gas hob unit with extractor canopy over. Electric oven, recess and plumbing for a washing machine, recess for fridge. Gas combination boiler providing hot water and central heating throughout. Radiator. Range of up & down wall lights.

LOUNGE

18'2 x 16'3 (5.54m x 4.95m)

Maximum irregular measurements. 4 sealed wood double glazed window units. Radiator. Television aerial point, sky point, telephone point. Range of up & down wall lights.

BATHROOM

5'9 x 6'5 (1.75m x 1.96m)

White bathroom suite comprising of a pedestal basin, low level WC and full length side panel bath with mains powered shower over. Travertine effect ceramic tile surround. Extractor fan. Radiator. Glass brick walling to the lounge providing natural sunlight.

Circular staircase ascending to the first floor maisonette:

BEDROOM

10'9 x 8'10 (3.28m x 2.69m)

Measurement doesn't include the additional wardrobe/storage area. Radiator. Range of up & down wall lights. Electric points.

TENURE

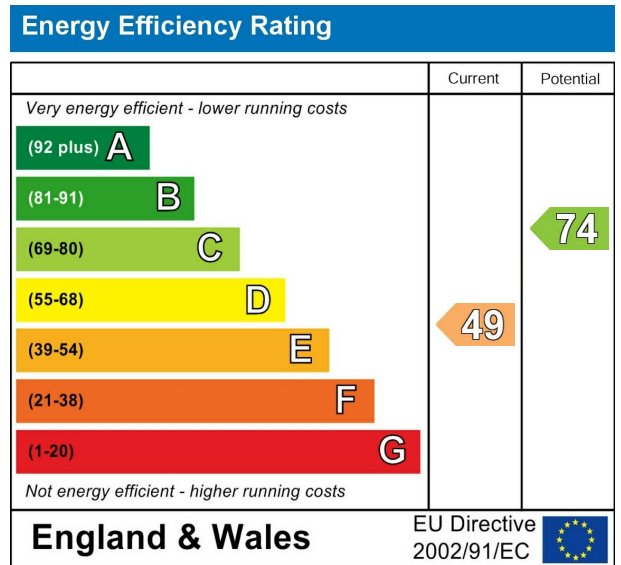
Leasehold - residual of a 999 year lease from 2005. Peppercorn ground rent with an ad hoc service charge with the last 12 month chargeable period amounting to £136.00 inclusive of building insurance. Pets, long and short term letting is permitted at the property.

COUNCIL TAX

Band A

SERVICES

All mains





Start & co

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