

Flat 2, 6 St. Michaels Road, Newquay, TR7 1QZ



WOOD BURNER | BALCONY WITH VIEWS | 2 PARKING SPACES & LARGE SHED | Well presented 3 bedroom maisonette with a South facing terrace, front balcony with views, 2 parking spaces, large storage shed and BBQ facilities all within 2 minutes walk of Newquay Town Centre.

- Town Centre Location
- Sea Views from First and Second floor windows
- Gas Central Heating & uPVC Double Glazing
- 2 Parking spaces and storage
- 2 double bedrooms with further single/office
- Open plan lounge/kitchen/diner

Price £269,950 Leasehold

St Michaels Road is a very popular residential position in Newquay town centre. Ideally positioned to make the most of the influx of independent Cafes, Coffee Shops and Bars that has made the town an even more popular holiday destination with a unique multicultural and inclusive feel. This coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. With the flexible modern nature of working, this has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

From the front, Flat No2 has it's own ground floor entrance door which leads to the private staircase ascending to the open plan first floor landing and into the kitchen/diner. The kitchen has a range of hand crafted shaker style kitchen cupboards under a stunning living edge solid wood worktop with a modern sage metro tile surround. The kitchen incorporates a ceramic sink, double oven and gas hob unit with a window enjoying the view up the North Cornish Coast. This is open through to the lounge/diner which houses a wood burner as well as providing access to the front first floor balcony providing views over town and up the coast. Throughout the living area is a natural wood flooring.

To the rear of the first floor is the shower room with a floor to ceiling stone effect tile throughout with a large double shower cubicle, low level WC and large basin with a side aspect diffused glass window. This leads further through to the small 3rd bedroom currently used as a hobby room but with ample room for a single bed and the second bedroom with ample room for a double, decent walk in wardrobe and South facing rear roof terrace.

To the second floor is a further double bedroom with triple aspect Velux windows with ample room for storage and a seating area under the eaves.

OUTSIDE

To the front of the property is a shared access path leading to the front door. To the side of the property and up the steps, provides access to the rear. The rear has designated storage areas with Flat 2 having a large shed with 2 tandem parking spaces which are accessed from St Georges Road. The owner has created a wonderful private garden and BBQ area which is sheltered with granite pavers to the floor.

SERVICES

All Mains

TENURE

Leasehold - Share of Freehold. The property is on a residual of a 999 year lease. Ground rent is charged at £5 per annum with service charge being done on an ad hoc basis which is mainly for the yearly accounts and building insurance. Pets and holiday lets are permitted at the property.

COUNCIL TAX

Band A

BROADBAND AND MOBILE AVAILABILITY

Broadband Download Speed: Ultra fast up to 1000mbs
 Mobile Coverage: Likely
 (Source: OFCOM)

AGENTS NOTES

A provisional agreement between the lessor has been discussed for a period of 12 months at the rear of the property





