

## Littledale Row, Trevenson Road, Newquay, TR7 3EU



**Well presented 2 double bedroom ground floor apartment on a popular residential estate with Gas central heating, uPVC double glazing, parking space and great access to local schools and Newquay Town Centre**

- Great first time buy or investment property with a potential rental income of £925pcm
- Gas central heating and uPVC double glazing throughout
- Allocated parking space and use of communal bike store
- Popular residential development with good links in and out of the town centre
- 2 double bedrooms with some fitted furniture
- Modern kitchen with integral dishwasher, washing machine and fridge/freezer

**Price £179,950 Leasehold**



24 Little Dale Row is located in a popular block of apartments on the Trevenson Meadows development. Approximately 2 miles from the Town Centre, the property is in walking distance to a range of shopping facilities, restaurants, bars and the amazing coastline that Newquay has to offer whilst offering direct access out of the town and to the local primary and secondary schools.

The property is located on the ground floor of the block which is well kept internally with a secure intercom system providing security for the flats. The front door of the apartments leads into an entrance hallway providing access for all rooms. The open plan lounge/kitchen/diner provides ample light thanks to a large front aspect bay window and additional side window. The kitchen has a range of floor and wall mounted gloss white kitchen units under a rolled edge worktop with all integral white goods, double oven and glass topped 4 burner hob unit.

From the hallway is access to the 2 double bedrooms, both benefit with fitted wardrobes with the master enjoying some additional space and light from the side aspect bay window. The bathroom has been converted to a shower room with a large double shower fed from the mains matching in with the white suite. There is also a little cupboard in the hallway which provides addition storage for the essentials.

To the rear of the property the apartment has 1 allocated parking space and use of the locked communal bike store.

**COUNCIL TAX**  
Band B

**SERVICES**  
All Mains

**TENURE**  
Leasehold. The property is on a remainder of a 125 year lease from 2011. Ground rent is set at £250 per annum with service charge of £1434.89 payable for 2025. Residential letting and pets are permitted at the property.

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**  
Fastest available download speed: up to 1000Mbps  
Mobile coverage: Limited  
(Source: OFCOM)









