

9 Lakeview Court, Trenance Lane, Newquay, Cornwall, TR7 2HY



ELEVATED 2 BEDROOM SPLIT LEVEL APARTMENT DIRECTLY OVERLOOKING THE BOATING LAKE PRESENTED IN EXCELLENT CONDITION WITH DESIGNATED PARKING AND A USEFUL GARAGE

- Second floor 2 Bedroom split level apartment
- Communal gardens, drying and bin storage
- Modern kitchen and bathroom fittings
- Views over Trenance Boating Lake
- Peaceful location close to the River Gannel
- Modern electric heating
- Front aspect balcony with views
- Single garage and designated parking space
- No onward chain - vacant possession

Reduced To £219,950 Leasehold

This lovely 2 bedroom split level apartment is situated with enviable views over Trenance Boating Lake and within a short walk of the tidal River Gannel, local beaches and Newquay town centre, with a variety of independent shops, cafes and restaurants.

The apartment is approached via steps to a private entrance door with hallway access to the kitchen/diner, the bathroom and rear bedroom. Steps lead down to the sunny lounge with balcony, a perfect spot to enjoy the view on a summer's evening. The main bedroom also enjoys views over the lake, with a picture window providing plenty of light. The property has the added benefit of an allocated parking space as well as a single car garage.

Communal gardens to the block are located to the rear of the property.

TENURE

Leasehold. 999 Year lease from 1st January 2014. Ground rent £250 per annum. The apartments owners operate their "right to manage" via the Lakeview Court RTM Company Ltd and manage the block expenditure themselves as owners/residents. The charge payments for year 25 is £845.25 (April - April 2025) and varies depending on the financial requirements and spending plans for the block.

COMMUNAL

Car park with numbered spaces. Communal rear gardens, drying area and bins/recycling.

LEASE RESTRICTIONS

The lease allows for residential occupation, residential letting and holiday letting, without restriction. PETS ARE NOT PERMITTED UNDER THE TERMS OF THE LEASE.

SERVICES

Mains electric, water and drainage

COUNCIL TAX

Band B

BROADBAND AND MOBILE COVERAGE AVAILABILITY

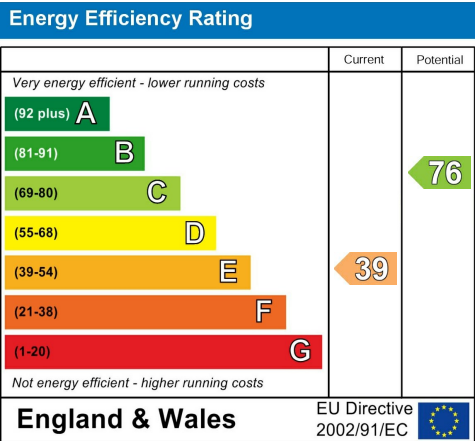
Fastest available download speed:

Mobile coverage:

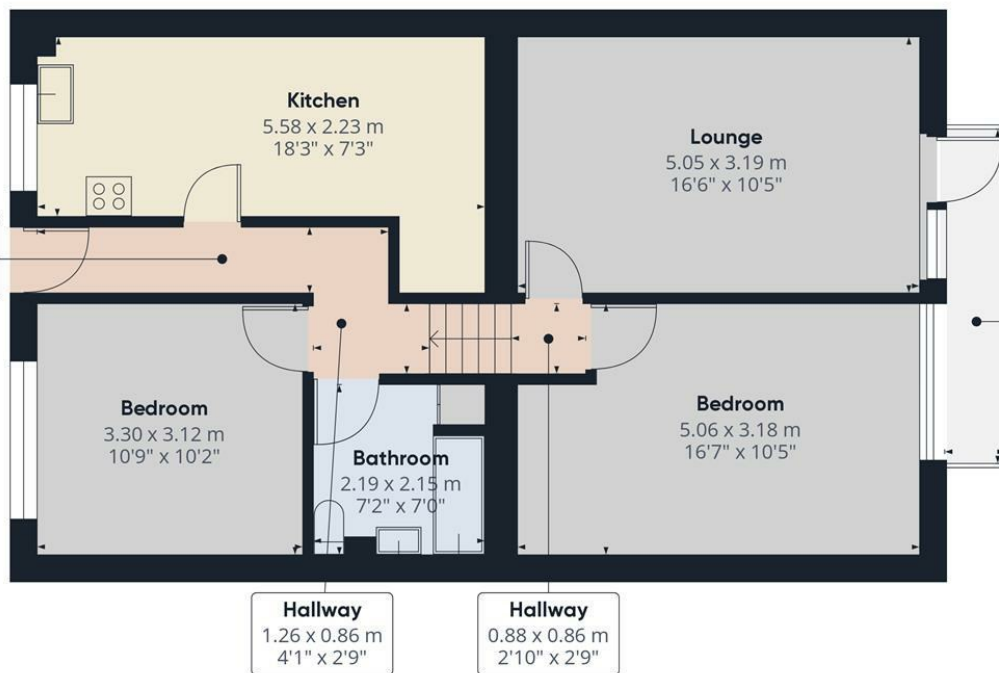
(Source: OFCOM)

IMPORTANT NOTE

The sellers inform us that the lease prohibits hard floorcoverings, so the hard floors in the lounge and both bedrooms will need to be replaced with carpets throughout at the buyer's expense. This will need to be taken into account when making any offers to purchase.







Approximate total area⁽¹⁾

67.35 m²
724.95 ft²

Balconies and terraces

3.22 m²
34.66 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1

Start & co

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