

## Flat 3, 13 Higher Tower Road, Newquay, TR7 1QL



**5 MINUTES WALK FROM FISTRAL AND NEWQUAY TOWN CENTRE | IDEAL INVESTMENT BUY | First floor one bedroom apartment equidistant to Newquay town centre and Fistral with local amenities on the doorstep.**

- Close to Newquay town centre
- Walking distance to beaches, shops and amenities
- Gas central heating and double glazing
- First floor one bedroom flat
- Ideal first time buy or buy to let
- 265 sq ft
- Approx rental income of £650pcm

**Price £100,000 Leasehold**

Tower Road is a very well positioned street in Newquay almost equidistance from Fistral Beach and Newquay Town Centre. Newquay Town has recently had an 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. As a result, as well as the flexible modern nature of working, has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

The apartment is accessed via a communal block door with steps to the first floor to the private front door. The front aspect lounge/kitchen area opens with a steps down to the bedroom with door to the shower room.

**TENURE**

Leasehold. The property will be offered on a new 999 year lease with a peppercorn ground rent and an annual service charge of £500 to include block buildings insurance. The freehold of the 4 flats will be passed to the owners upon the sale of the 4th unit.

**PETS**

Pets are permitted in the building.

**LETTING**

Holiday and residential letting is permitted.

**SERVICES**

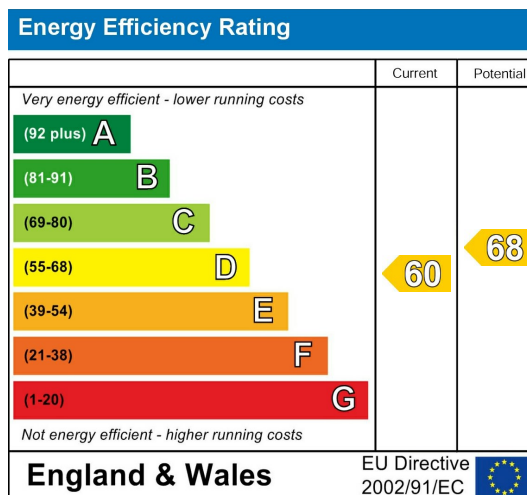
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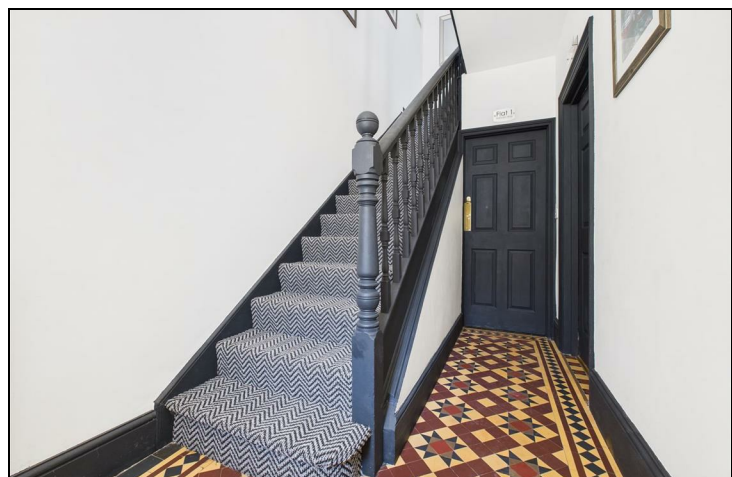
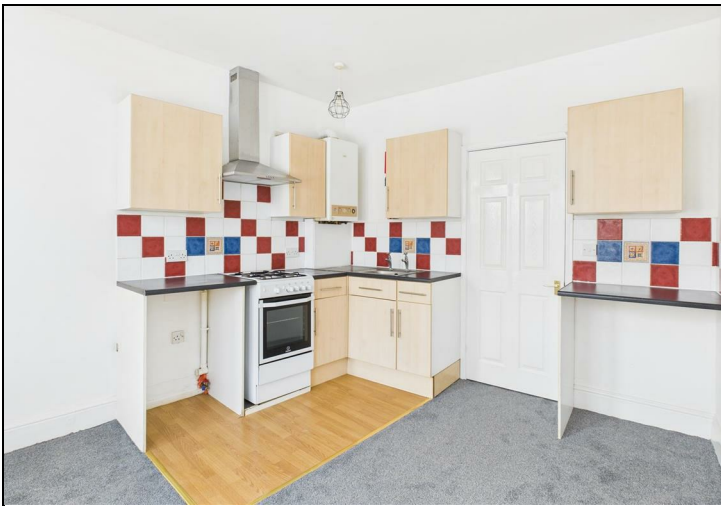
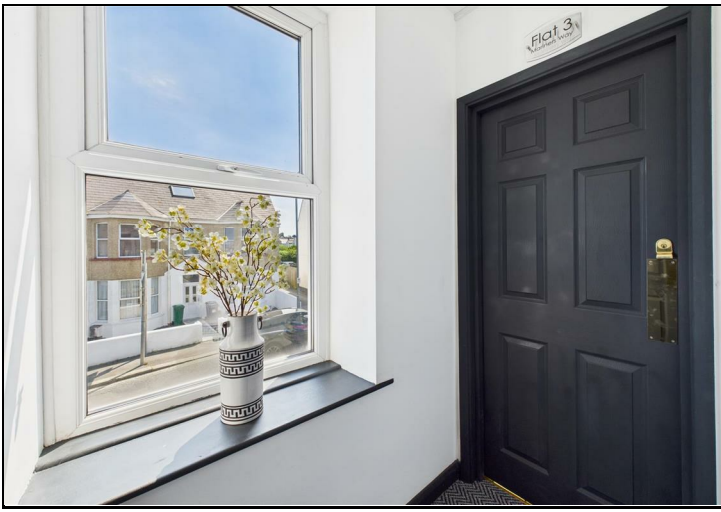
**COUNCIL TAX**

Band A

**MOBILE AND BROADBAND COVERAGE AVAILABILITY**

Fastest available download speed: up to 1000 Mbs  
 Mobile coverage: Likely/limited  
 (Source: OFCOM)

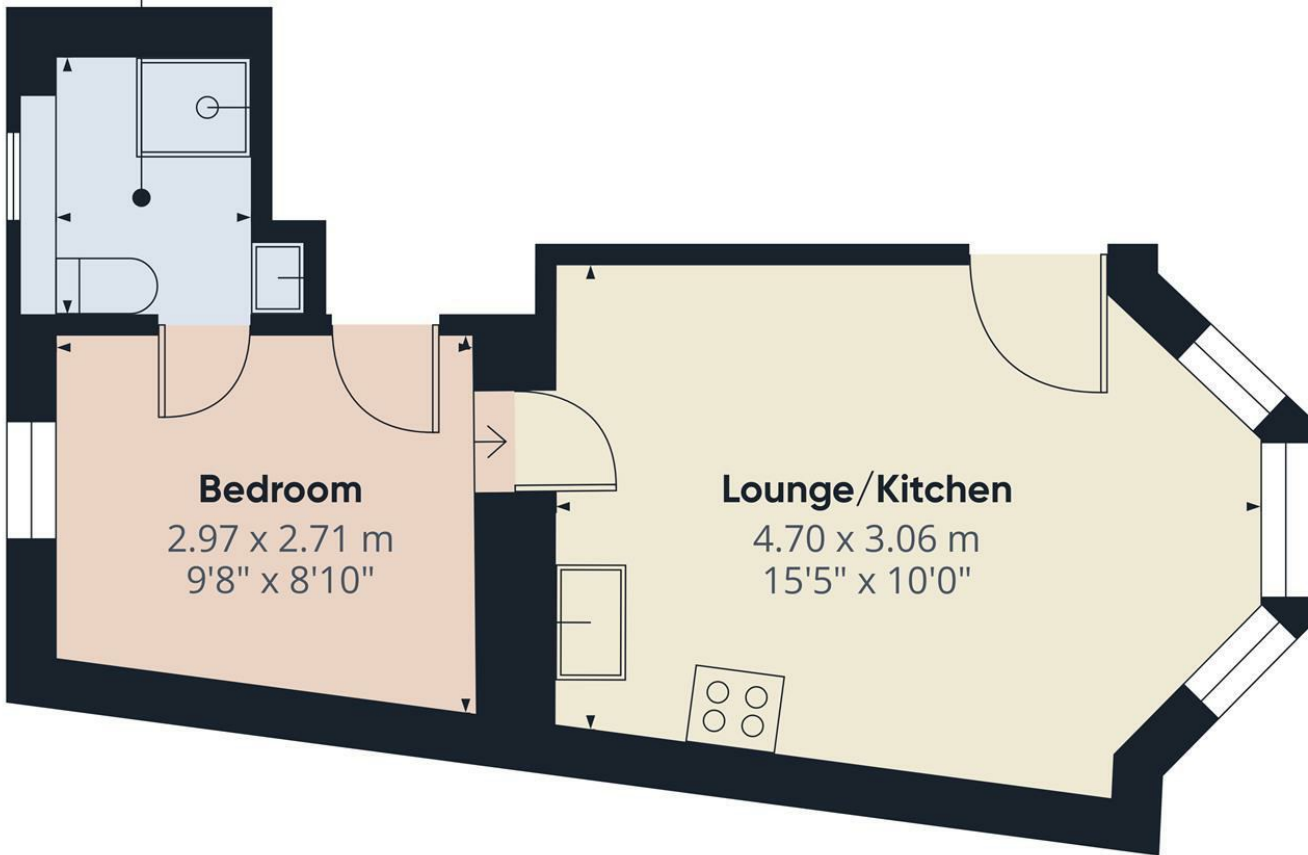






### Bathroom

1.29 x 1.74 m  
4'2" x 5'8"



### Bedroom

2.97 x 2.71 m  
9'8" x 8'10"

### Lounge/Kitchen

4.70 x 3.06 m  
15'5" x 10'0"

#### Approximate total area<sup>(1)</sup>

24.6 m<sup>2</sup>  
265 ft<sup>2</sup>

(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

# Start & co

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