

Flat 4, 13 Higher Tower Road, Newquay, TR7 1QL



PARKING SPACE | IDEAL INVESTMENT BUY | First floor one bedroom apartment equidistant to Newquay town centre and Fistral beach with local amenities on the doorstep.

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

Price £120,000 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 property is accessed via a communal hallway entrance with stairs ascending to the first floor landing. The flat has a private front door leading directly into the open plan lounge/kitchen with access to the bedroom and shower room at the rear.

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 letting and residential letting is permitted.

SERVICES

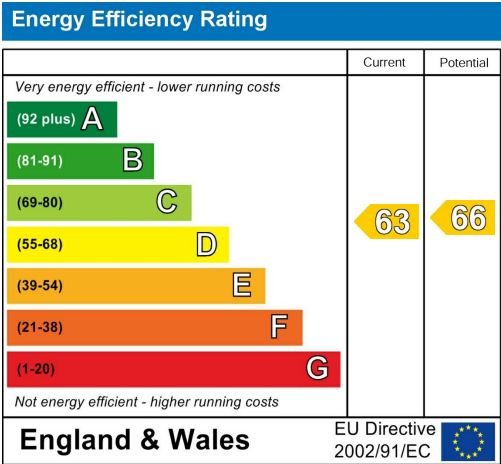
All mains

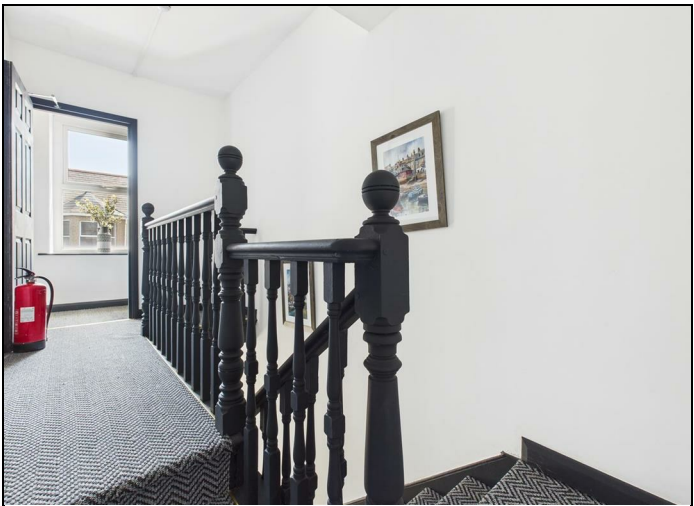
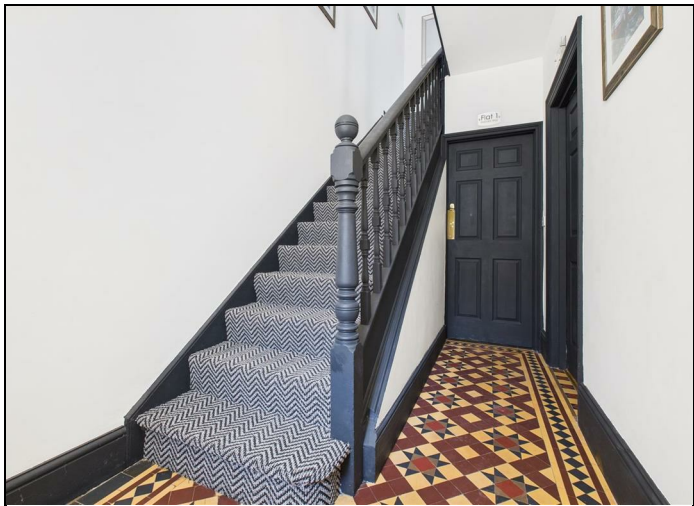
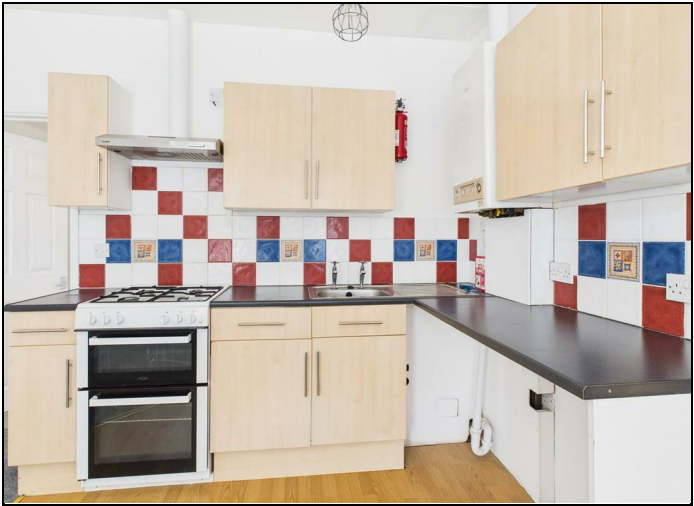
COUNCIL TAX

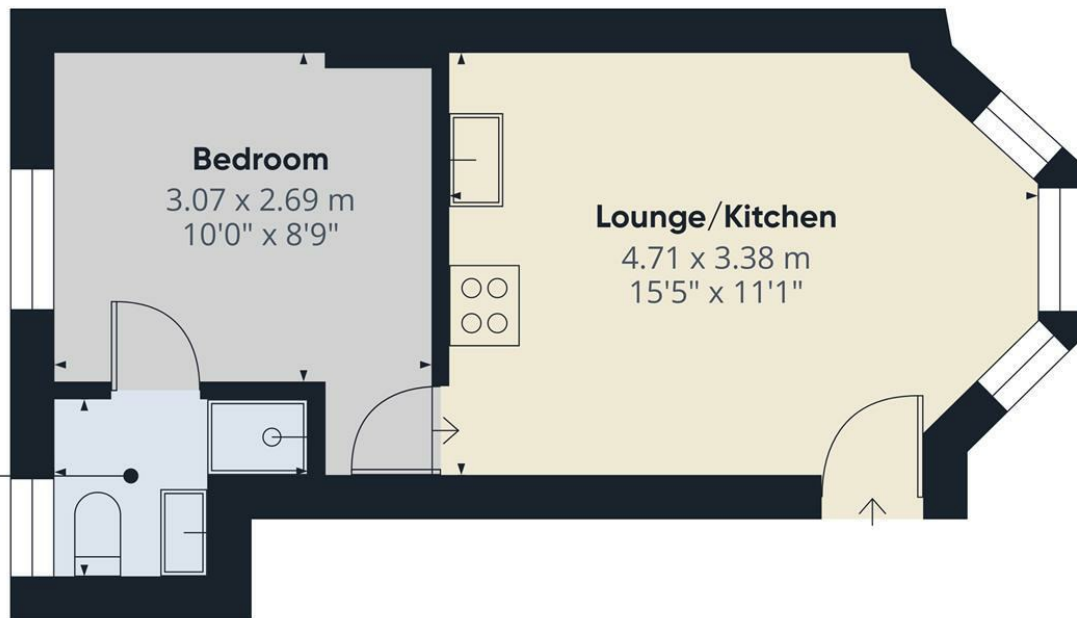
Band A

**BROADBAND AND MOBILE COVERAGE
AVAILABILITY**

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







Approximate total area^m
26.8 m²
288 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk