

Flat 1, 8 Tolcarne Road, Newquay, TR7 2NQ



200 YARDS FROM GREAT WESTERN BEACH | OUTSIDE COURTYARD WITH STORAGE | Ground floor great condition 1 bedroom apartment in Newquay town center, just 1 minute walk from the train station with popular beaches on the doorstep.

- Gas central heating and uPVC double glazing throughout
- Presented to a great standard throughout with feature lighting
- Town Centre location with all amenities in easy walking distance
- Open plan living/dining/kitchen area
- Solid woodblock kitchen with modern fitted kitchen
- Fantastic first time buy or buy to let property

Price £159,950 Leasehold

Tolcarne Road is a well located residential street in Newquay Town which is very popular with buy-to-let investors and short term rental investors thanks to it's proximity to the beaches, the towns amentities and travel links. Newquay Town has become a highly popular residential and holiday destination thanks to an influx of independent cafes, coffee shops and bars as well as the improved travel links via the A30, train station & Newquay Airport.

The apartment is accessed through the communal entrance which provides access to all 6 apartments in the building. The apartment entrance door leads into a small internal hallway which separates the living area and bedroom. The open plan living area has high ceilings which provides the feeling of space with a large bay window to the front providing ample natural light. The kitchen has a range of floor and wall mounted white gloss kitchen units under a solid wood block worktop with integral washing machine, dishwasher, oven and 5 burner electric hob with a ceramic double sink and feature lighting running throughout.

The bedroom has ample room for a double bed and range of wardrobes and provides access to the en-suite shower room and rear courtyard. The en-suite shower room has a double shower unit with a sliding glass door and stainless steel fittings, modern white vanity sink with storage under and low level WC. It is fully tiled with large travertine tiles to the walls and white ceramic tile flooring.

The bedroom also provides access to the courtyard. Fully enclosed by fencing and other apartments the flat is unusually provided with a privately owned outside space which has ample room for some seating and is a useful storage area with a storage shed provided in the sale.

TENURE

Leasehold
remainder of a 999 year lease from 2009
Annual Ground Rent of £150
Annual service charge of £646.43
Pets are permitted with management companies approval. Holiday letting is permitted by the management company and the freeholder with apartments in the block holiday let, the lease wording however should be checked with your solicitor if you are buying as a business.

SERVICES

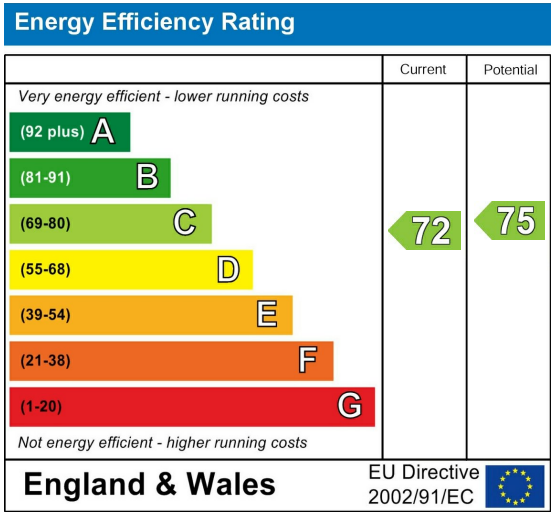
All Mains

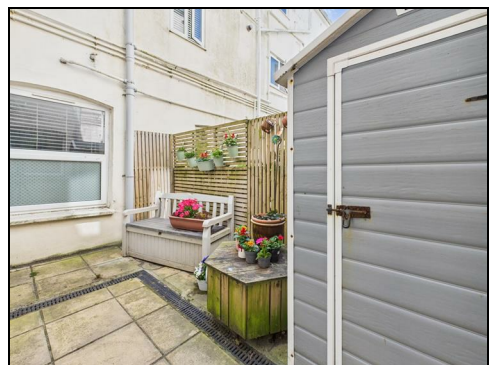
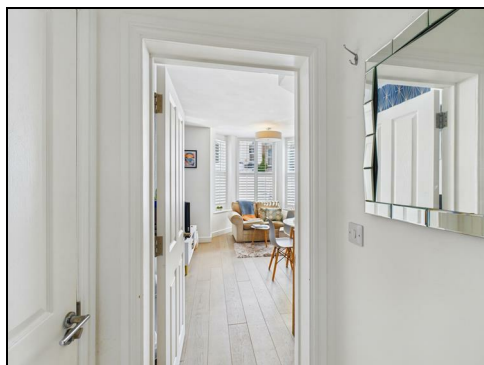
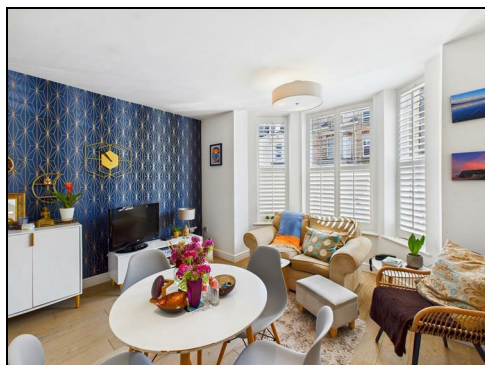
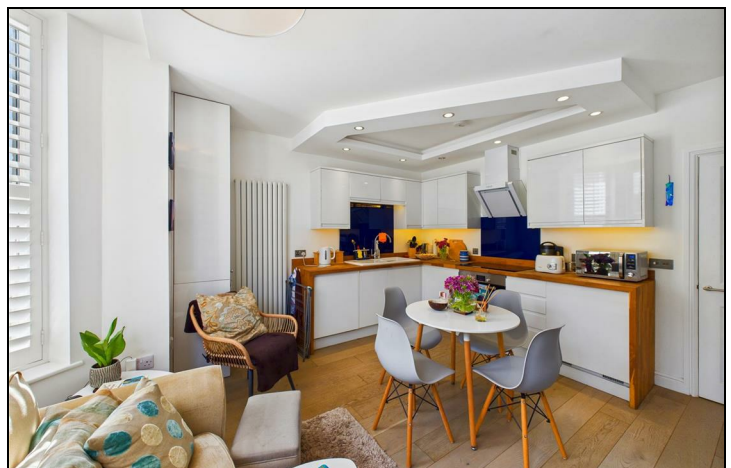
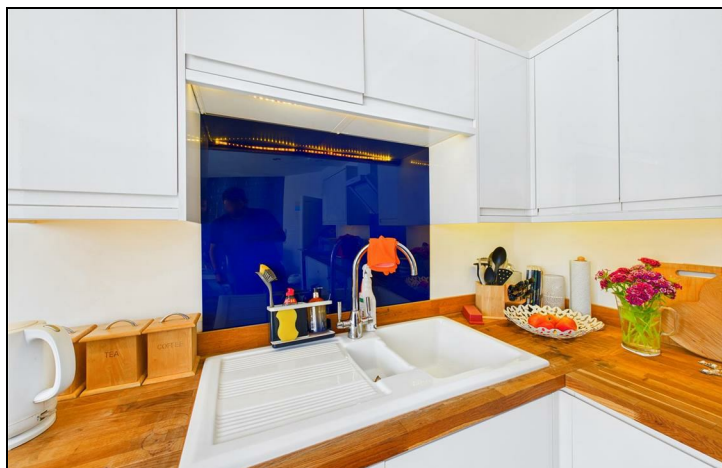
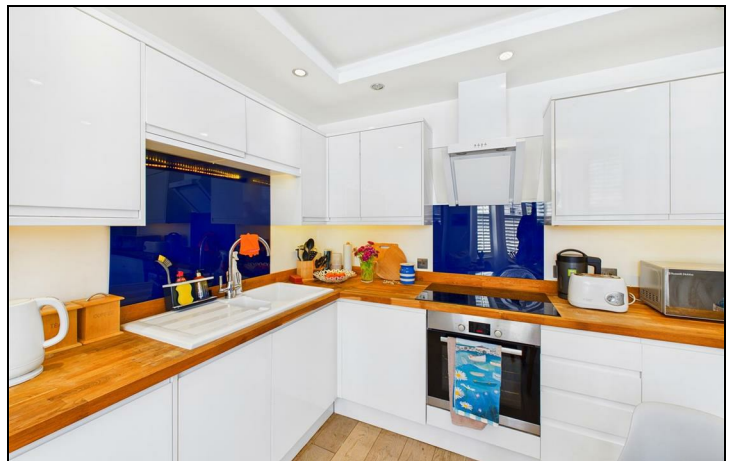
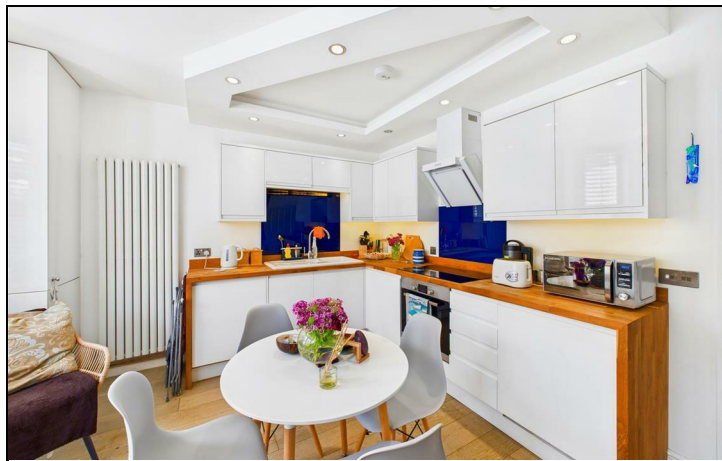
COUNCIL TAX

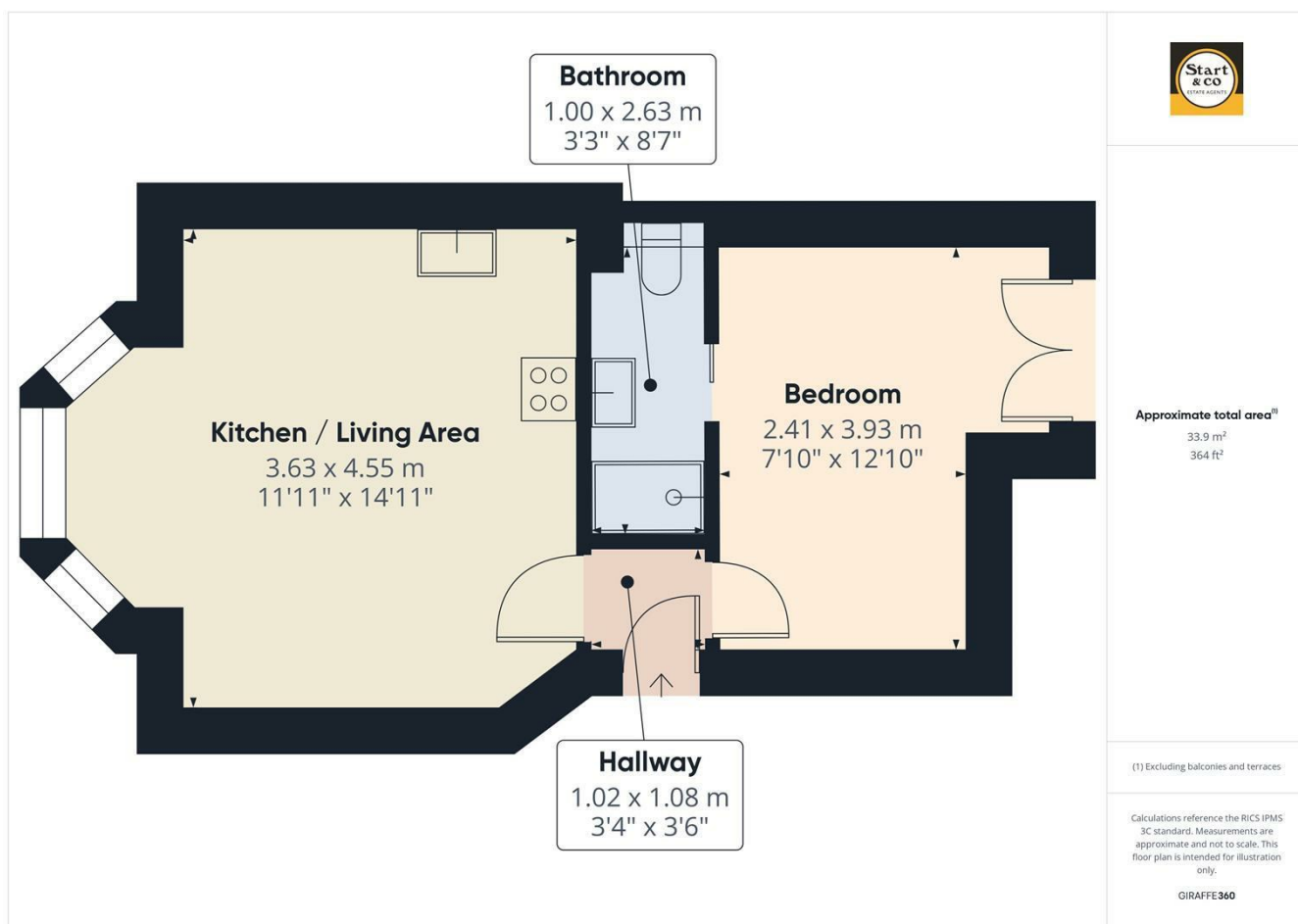
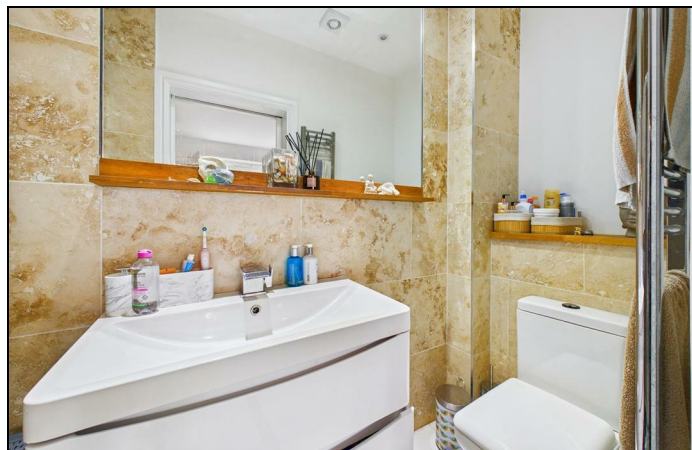
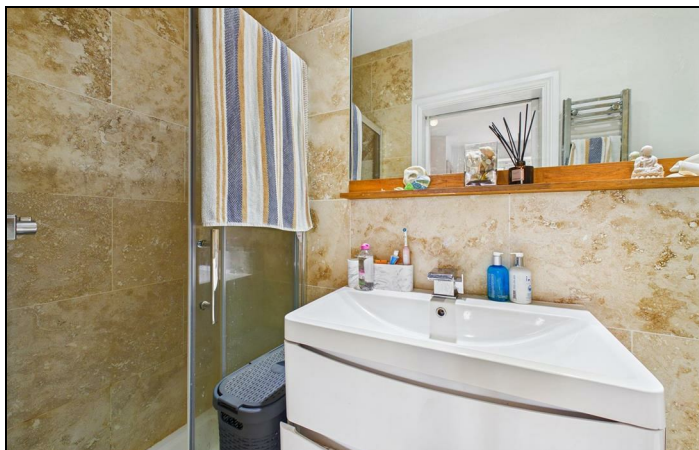
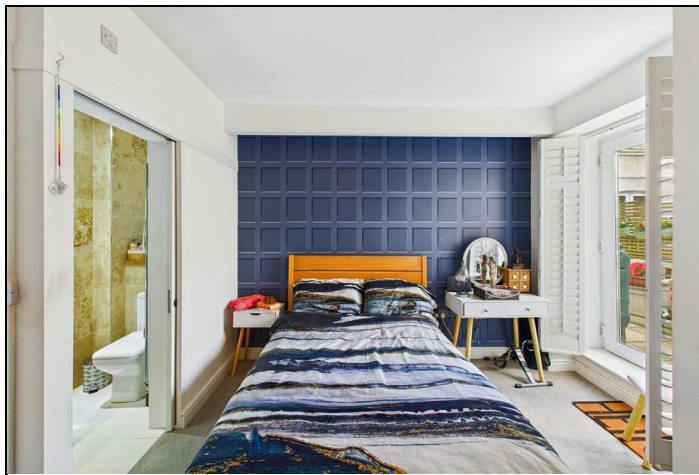
Band A

BROADBAND AVAILABILITY & MOBILE COVERAGE

Ultrafast Broadband available: up to 1000Mbs
Mobile Coverage: Very good
(Source: OFCOM)







Start & co

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