

3 Attenborrow Court, Alexandra Road, Newquay, Cornwall, TR7 3RU



**LARGE PRIVATE PATIO BALCONY WITH STUNNING SEA VIEWS
| ALLOCATED PARKING SPACE | First floor two bedroom
apartment just 50 yards from Porth Beach with a large
private balcony with uninterrupted sea views and an
allocated parking space in a popular residential building.**

- Large private balcony with stunning sea and beach views
- Double glazing and electric heating throughout
- Beach views from the lounge, sunroom, kitchen and master bedroom
- Ideal permanent home or holiday bolt hole
- Allocated parking space in communal car park
- Hardwood Oak flooring running throughout the living areas

Price £250,000 Leasehold

Located in the extremely popular Porth area, this delightful two-bedroom apartment on Alexandra Road is presented in good condition and is ready for someone to make a very special apartment.

Upon entry into the block there is a large newly decorated welcome entrance hall with seating and doors enjoying the view. A lift and staircase provides access to the first floor where the apartment entrance door is located.

The entrance hallway provides access to all rooms and has a large selection of integral storage cupboards. The bedrooms are located at the rear with the main bedroom enjoying some views towards the beach from the side aspect of the building. Moving towards the front is the bathroom which is fully tiled and provides a full size bath as well as a separate shower cubical.

At the front is the lounge, separate kitchen and conservatory which opens up onto the balcony. The lounge is spacious with the oak flooring from the entrance and bedrooms continuing through. The kitchen has a wide range of units and is perfectly positioned to be opened into the lounge area to create a large combined room and give the apartment a more modern feel.

The large balcony is the real stand out feature of the apartment. It is very hard to find any apartment in town with this size balcony, with true beach and sea views.

We really see this being a well loved home, just as much as a holiday bolt hole!

PETS

Pets are not permitted within the block.

TENURE

Leasehold 999 years from 2001. Peppercorn ground rent and service charge is charged at a combined £100pcm with a separate bill of £300 per annum for building insurance. Each owner has a 10th share of the freehold.

STORAGE AREA

Small lockable storage cupboard in communal area.

SERVICES

Mains electricity, water and drainage.

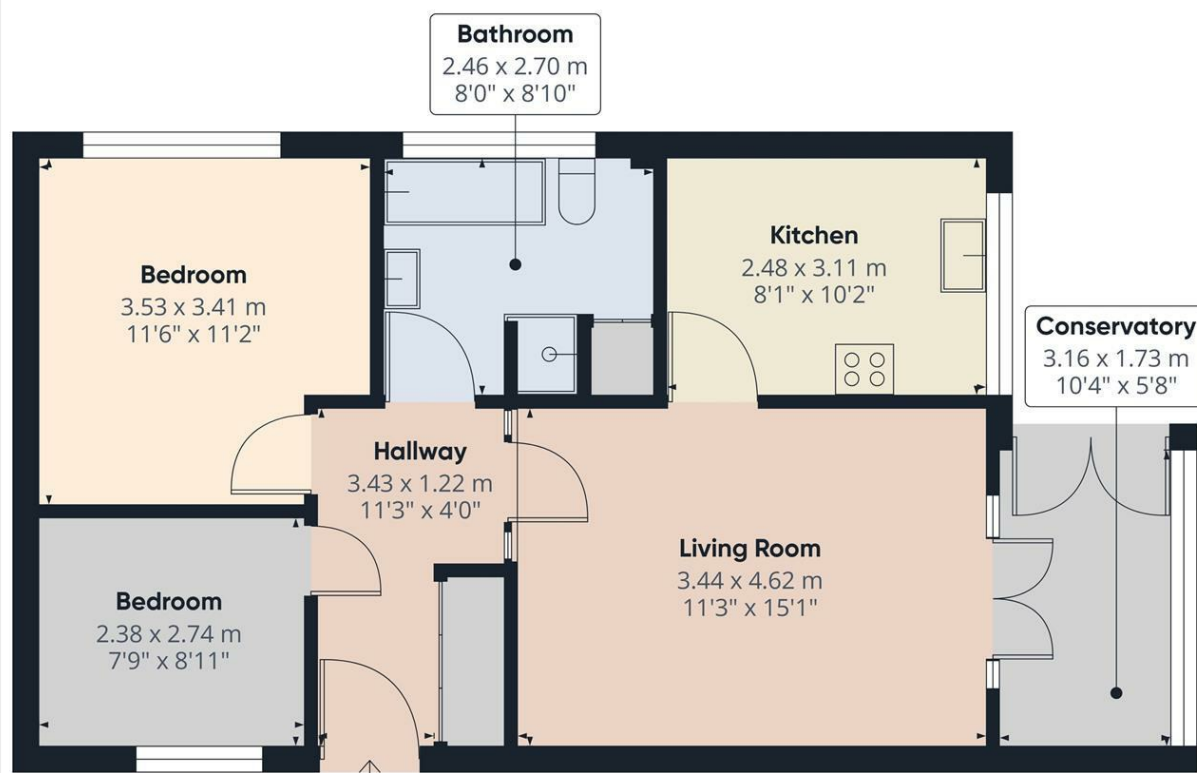
COUNCIL TAX

Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾
61.2 m²
658 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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