

## Flat 1, Crest Court The Crescent, Newquay, TR7 1FG



**IMMACULATLY PRESENTED | LESS THAN 1 MINUTE FROM THE BEACH | Immaculately presented studio apartment on the Killacourt just a stones throw from Towan Beach with sea views from a large front aspect bay window.**

- Ground floor studio apartment with bedroom divide
- Open plan Lounge/Kitchen/Diner
- Heating and hot water included in the service charge
- Underfloor heating and uPVC double glazing throughout
- Communal laundry room
- Chain free with immediate vacant possession

**Price £150,000 Leasehold**

The Killacourt has recently become a very popular part of Newquay town centre. It's proximity to the town centre and beaches as well as the newly design retail space and café provides an ideal location for residents or holiday guests.

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 on the ground floor through the coded communal entrance door.

The open plan lounge kitchen diner is flooded with light thanks to a large bay window which enjoys views over Newquay Bay and up the North Cornish Coast. Unusual for a studio there is more than enough space for a dedicated lounge, kitchen and separate dining area. To the rear of the apartment is a large storage cupboard and the 'tucked away' open bedroom providing ample space for a large double bed. This also leads through to the generous shower room which has also been recently refurbished.

**TENURE**

Leasehold - Remainder of a 125 year lease from 2009. Ground rent is set at £150 per annum with the service charge currently at £2975 per annum to include the cost of the underfloor central heating and the water for the apartment. Holiday letting and full residency is permitted.

**COUNCIL TAX**

Band B


**SERVICES**

All Mains. Water and Heating included in the service charge.

**MOBILE AND BROADBAND AVAILABILITY**

Mobile: Very Good

Broadband download speed: Up to 1000Mbps (Source: OFCOM)

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









# Start & co

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