







## Flat 3 Croftlea Flats

## Wild Flower Lane, Newquay, TR7 2QB

We are pleased to offer this well presented studio flat situated on the ground floor of this beautiful period property in this convenient location close to the town centre. Ideally suited to a single professional (sorry no couples due to the size)
The property has shared gardens and parking for one car.
The flat is presented to a good standard. Kitchen has a range of base and eye level units. Freestanding electric cooker, space for fridge.

Nice size studio room. (Please note, there is no separate bedroom.)
The shower room has WC, hand basin and a large shower.
On the ground floor there is a communal laundry room which is for use by all flats in the building.

Water paid directly to landlord at £40pcm. Mains water, electricity and sewerage Deposit £725.00 Council Tax Band A. Holding Deposit £140.00. Available now.

Electric is on a digital meter inside the flat. Affordability checks apply. Sorry no pets or children considered. Ideally single occupancy only.

O2 and Vodafone likely. Three and EE limited. Broadband availability Standard and Ultrafast up to 1000MBPS maximum. (SOURCE OFCOM)

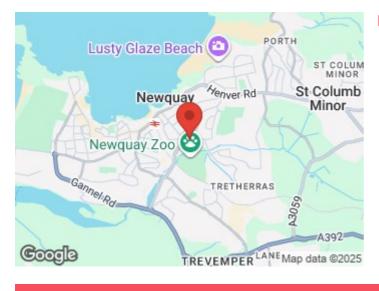
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**Directions** 

















## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

