Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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3 Henwood Court, Henver Road, Newquay, Cornwall, TR7 3DP



Large first floor 2 bedroom apartment located in an extremely popular block of 4 age restricted properties with its own south facing balcony, parking space and use of communal garden.

- 2 Large double bedrooms
- Kitchen diner with separate utility room
- Gas central heating and uPVC double glazing throughout
- Well presented throughout
- Surrounding communal gardens
- Exclusive development of 4 apartments
- Available with No Onward Chain
- Semi retirement - retirement property

Price £250,000 Leasehold

Communal entrance for the 4 flats with a staircase and Stannah stairlift ascending to the first floor.

Private entrance door into a:

SPACIOUS HALLWAY
Solar tunnel providing natural light. Loft hatch leading to a small bordered area for storage. Radiator. Access to the:

LOUNGE
18'1 x 11'10 (5.51m x 3.61m)
Front aspect patio door unit onto a private use balcony with glass and steel rail surround with some views over Henver Road and towards the surrounding countryside. Gas fireplace. Multiple double socket points. Central ceiling light. Radiator. Telephone point.

KITCHEN/DINER
17'2 x 15'1 (5.23m x 4.60m)
Slight l-shaped measurement.
Kitchen section with range of floor and wall mounted Shaker style kitchen units with stainless steel handle. Roll edge marble effect laminate worktop with an autumnal colour schemed tiled splashback. Gas cooker with four point gas hob unit over and an integral extractor canopy. Slimline dishwasher. Dual drainer ceramic sink. Rear aspect window. Four point ceiling spotlight. Multiple double socket points.

DINING SECTION
3 point ceiling light. 2 wall lights. 2 double socket points. Radiator. Further door into the:

UTILITY ROOM
7'5 x 5'9 (2.26m x 1.75m)
Rear aspect floor to ceiling window unit with a diffused glass bottom. Room for an upright fridge/freezer. Larder cupboard. Plumbing for a washing machine.

BEDROOM NO.1
17'5 x 9'9 (5.31m x 2.97m)
Front aspect window. Multiple double socket points. Radiator. 3-point central ceiling light. Large airing cupboard housing the gas combination boiler providing the hot water and central heating throughout.

BATHROOM
6'11 x 7'8 (2.11m x 2.34m)
Side aspect diffused glass window. Low level WC. Pedestal basin with vanity units. Stainless steel towel rail. Corner quadrant shower with hot and cold mixer tap off mains. Central ceiling light. Floor to ceiling ceramic marble effect tile throughout. Large storage cupboard. Floor laid to a marble effect black and white chequered tiling.

SEPARATE WC
6'10 x 3'1 (2.08m x 0.94m)
Side aspect diffused glass window. Low level WC. Wall mounted basin. Central ceiling light. Tiled floor throughout.

BEDROOM NO.2
11'8 x 9'11 (3.56m x 3.02m)
Rear aspect window. Central 3 spot ceiling light. Radiator. Multiple double socket points.

TENURE
Leasehold. The property is held on a remainder of a 999 year lease. Service charge set at £1000 pa including building insurance, window cleaning, internal cleaning, security lighting and a gardener. Pets and sub-letting is not permitted at the development and must be the main residence of any prospective purchaser.

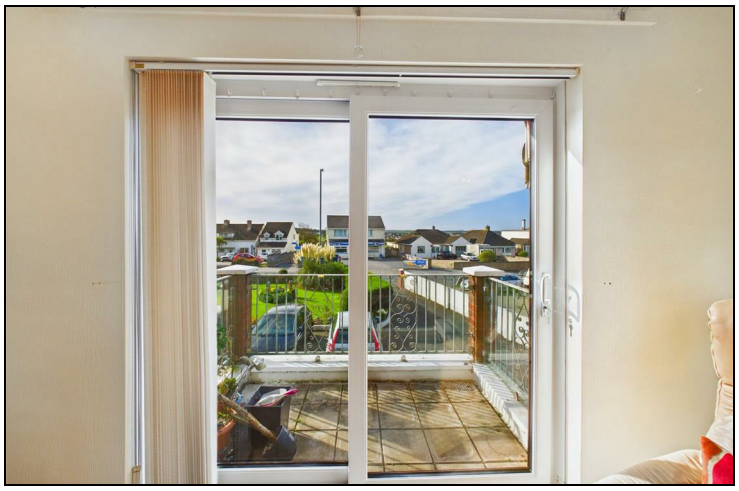
The property is subject to an age restriction and is advertised as a semi-retirement/retirement property.

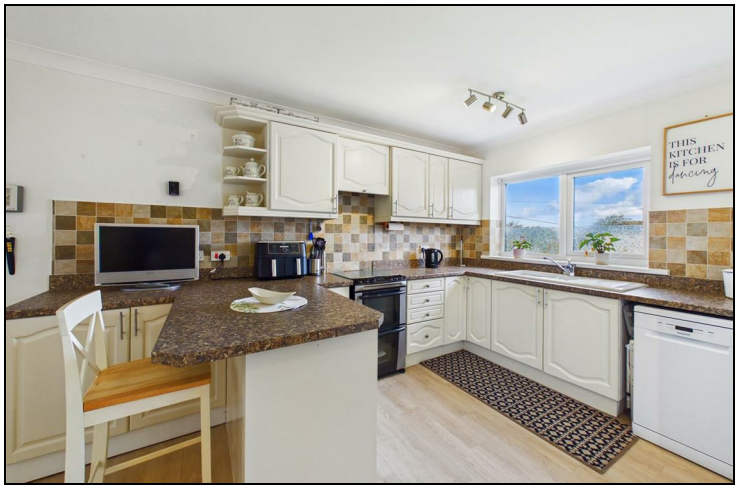
SERVICES
All mains

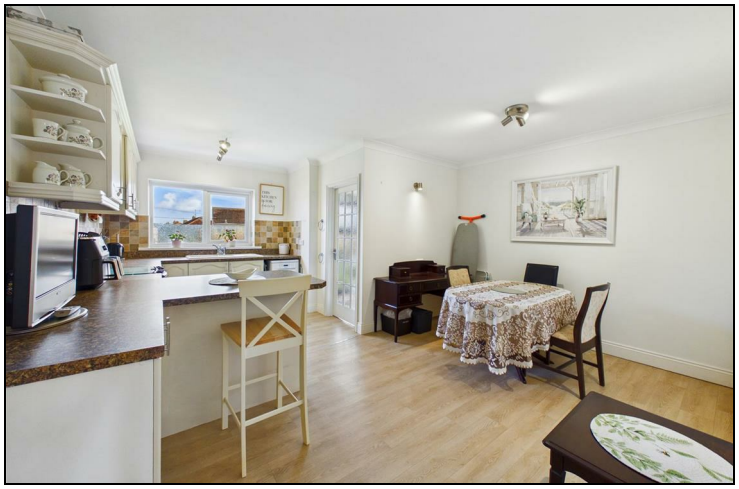
COUNCIL TAX
Band C

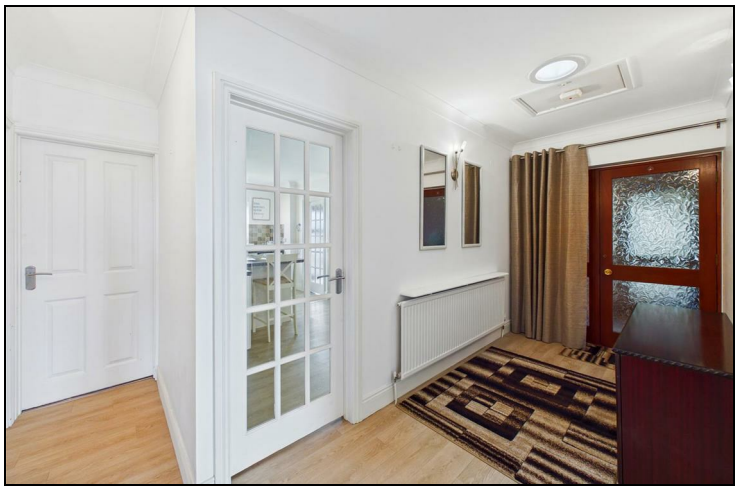
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All buyers must complete legally required AML checks via a third-party firm (HIPLA) at a cost of £10 plus VAT (£12) before a sales memorandum can be issued. WE DO NOT TAKE REFERRAL FEES FOR SOLICITOR/BROKER INTRODUCTIONS AND WE DO NOT GET A FEE FROM THE AML PROVIDER

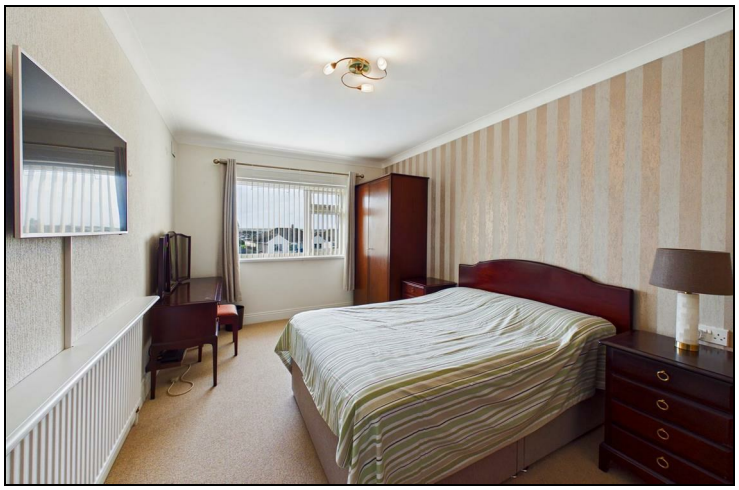




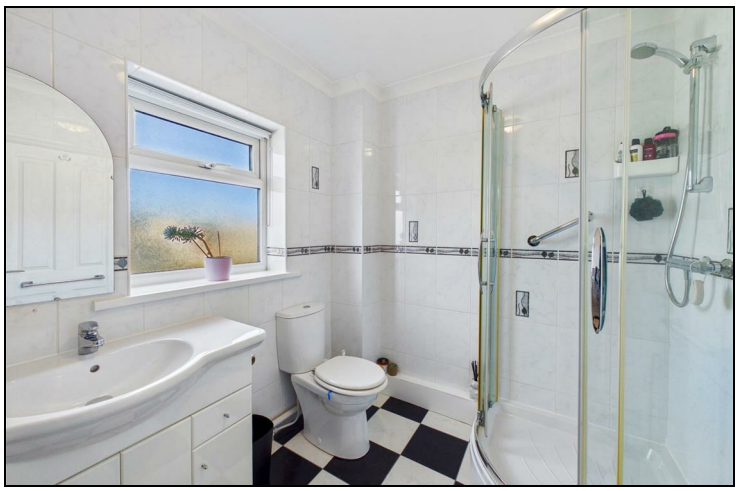

THIS
KITCHEN
IS FOR
dancing

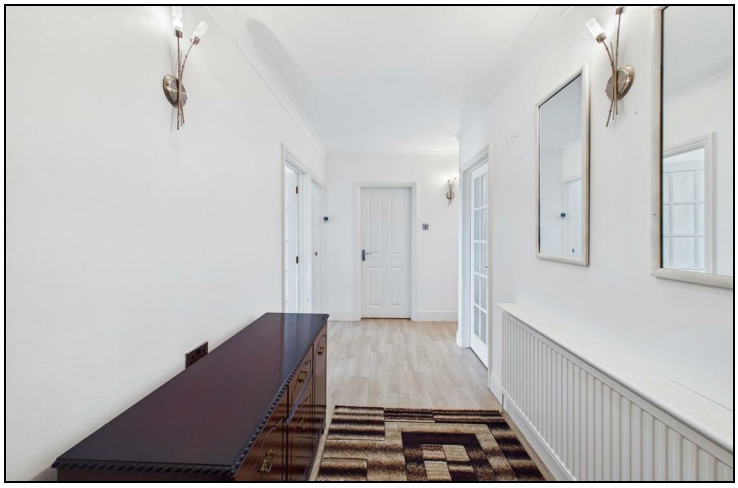


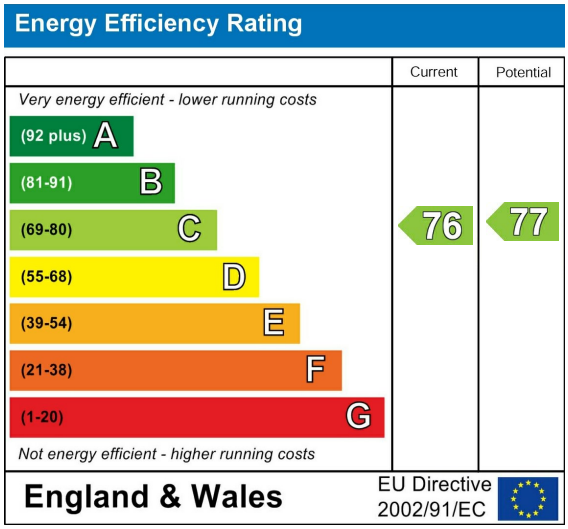


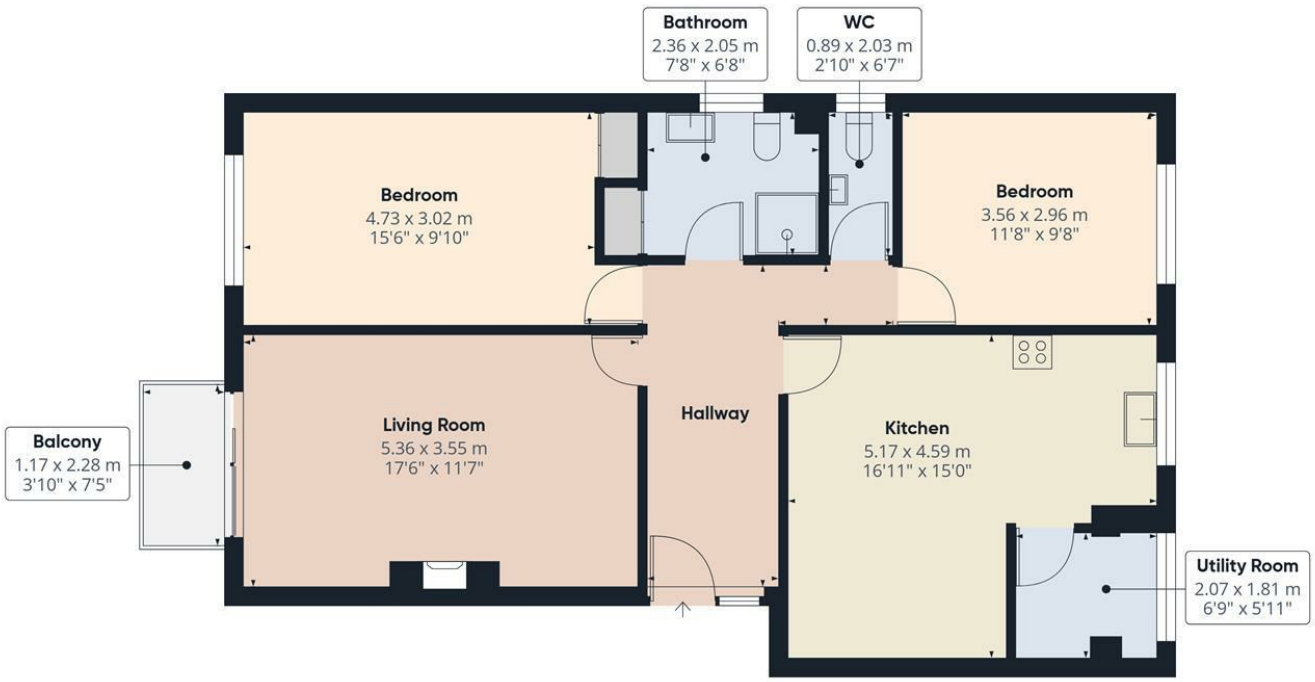












Approximate total area(1)

84.5 m²

908 ft²

Balconies and terraces

2.6 m²

28 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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