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

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Newquay
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Tel: 01637 875847
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7 Kew An Prysk, Newquay, TR8 4RD



30% SHARED OWNERSHIP | 100% AVAILABLE UPON COMPLETION | 3 double bedroom townhouse in fantastic condition with gas central heating, South facing rear garden and allocated parking available with no onward chain.

- Quiet cul-de-sac off the main road
- Popular residential area with good travel links in and out of Newquay Town
- Allocated parking to the rear of the property
- 3 double bedrooms all with ample space for storage
- Established South facing rear garden with shed
- Qualifying buyers only, check details for criteria

Price £84,000 Price - 30% Share

Located on The Goldings development in Lane, this house offers a great location for families with easy access to the town centre, as well as level walks to a handful of larger supermarkets, primary schools and the popular Prow Park Business Village offering multiple food outlets and a variety of local businesses.

The ground floor begins with an entrance porch leading into a good-sized living room, with space for typical lounge furniture. A central hallway connects the living room to the staircase, downstairs WC and rear kitchen/diner. The kitchen is fitted with a range of floor and wall mounted units, includes an integrated oven, hob and extractor, along with space for freestanding appliances. A large picture window and south-facing patio doors bring in plenty of natural light and open directly onto the garden.

To the first floor are 2 double bedrooms. Both are generous with ample space for storage and a desk. The bathroom is also located on the first floor and provides a full length bath with shower over, pedestal basin and low level WC. The second floor is dedicated to the mater bedroom. There are 2 enclosed cupboards and a large amount of space for wardrobes and dressing table.

Outside to the rear the property has a sunny garden, well established with a paved path leading to the rear gate and further to the allocated parking space. There is a storage shed located at the rear of the garden.

COUNCIL TAX
Band C

TENURE
The property is being sold on a 30% share on a remaining lease term of 118 years. If a buyer purchases the 100%, this lease term will fall away on completion

With the current 30% share there is a Monthly rental figure of £453.53
The current monthly service charge for the property is £40.20 which includes Grounds Maintenance, building insurance, sinking fund, management fees and site management company costs.

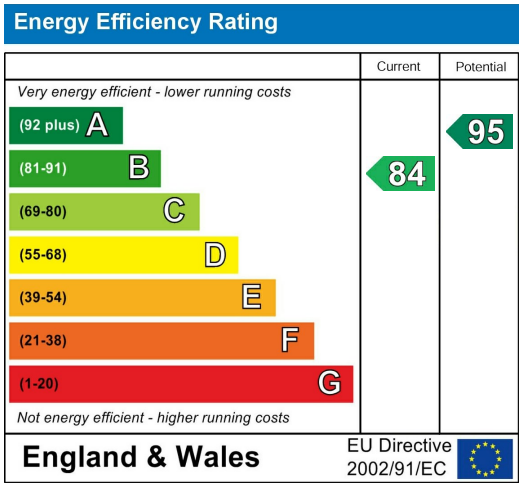
SERVICE
All Mains

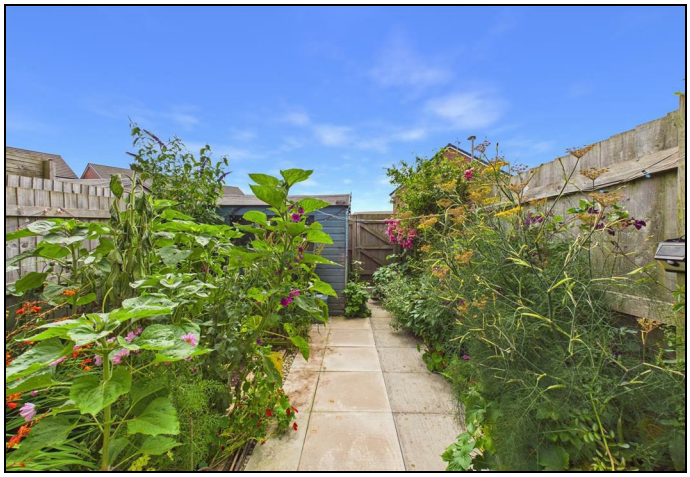
ELIGIBILITY
Buyers must have a local connection Cornwall which can be any of the following 4 criteria:

12 months + residency, Permanent employment (16 hours + per week), Former residency of 5 + years or a Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister)

In addition the applicant will need to:
Have a maximum household income of £80,000
Have a minimum 10% deposit (or 5% with relevant AIP)
Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)

Once the above is confirmed and applicants have viewed the property, there is a 6 step process buyers will need to go through on the Aster Group website, details of which can be found on the following link: https://www.aster.co.uk/sales/shared-ownership-home-buying-process









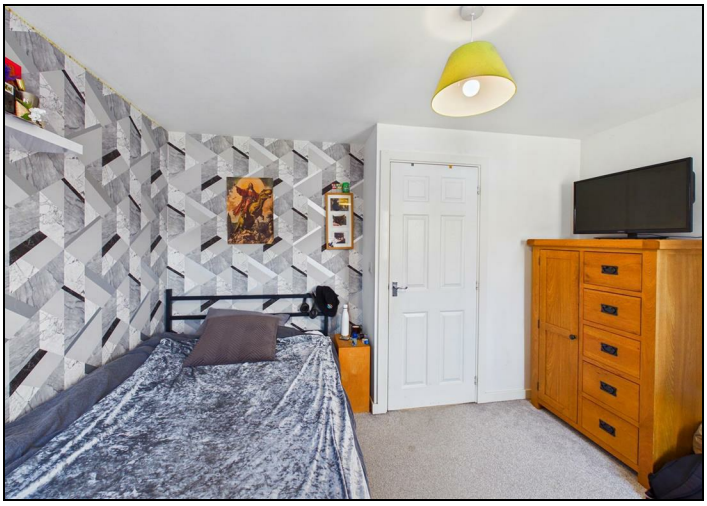






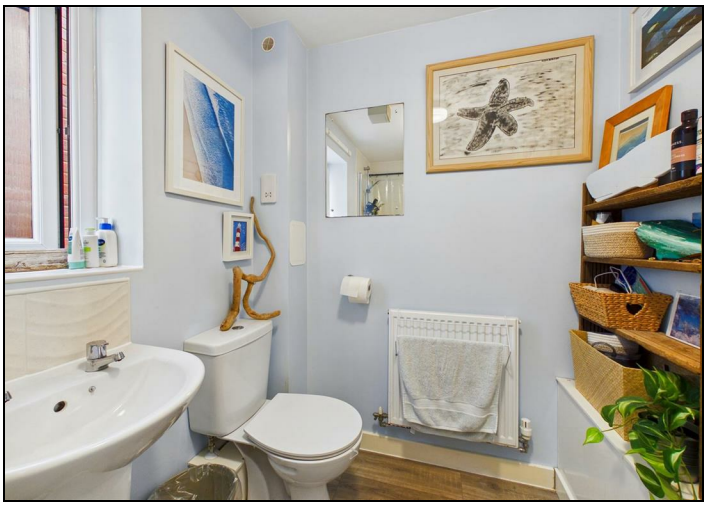




















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