



Trevose Avenue

Newquay

TR7 1NJ

Guide Price £120,000

- NO ONWARD CHAIN
- PERFECT FIRST HOME
- IDEAL INVESTMENT WITH EXPECTED RENTAL INCOME OF 795PCM
- RENTAL YIELD OF 7.3%
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- DOUBLE BEDROOM
- BEAUTIFUL SEA VIEWS
- MOVE-IN READY
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 366.00 sq ft



1



1



1



C75

### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this conveniently positioned and well-proportioned one-bedroom apartment to the market, ideally located within easy reach of the vibrant centre of Newquay. This appealing property presents an excellent opportunity for a variety of purchasers, particularly those looking to take their first step onto the property ladder, as well as investors seeking a practical and well-located addition to their rental portfolio. With an anticipated rental income of approximately £795 per calendar month, the property offers a healthy projected yield of around 7.3%, making it a compelling proposition from an investment perspective.

The accommodation is thoughtfully arranged and briefly comprises a bright and welcoming entrance hallway that provides access to the principal rooms of the apartment. From here, you will find a generously sized double bedroom offering comfortable proportions and ample space for furnishings, along with a well-appointed and modern shower room designed for both practicality and style.

The apartment is further enhanced by an open-plan kitchen, lounge, and dining area which serves as the heart of the home. This inviting living space benefits from multiple dual-aspect windows, allowing an abundance of natural light to flood the room throughout the day and creating a wonderfully bright and airy atmosphere. The layout provides ample room for both relaxing and entertaining, while also offering a pleasant snapshot of the sea, adding to the overall charm and appeal of the property.

In addition to its attractive internal accommodation, the property also benefits from a long and secure lease, with a 999-year lease granted in 2005, providing peace of mind for prospective purchasers. The annual service charge is currently set at £350 per annum, representing a manageable ongoing cost.

The apartment is connected to mains water, electricity, and drainage, and falls within Council Tax Band A.

### LOCATION

Newquay is one of Cornwall's most iconic and vibrant coastal towns, renowned for its stunning beaches, dramatic cliffside views, and laid-back lifestyle. With its blend of natural beauty and modern amenities, Newquay offers something for everyone, whether it's relaxing walks along the South West Coast Path, exploring boutique shops and independent cafés, or enjoying the town's thriving surf culture. Home to the world-famous Fistral Beach, a picturesque harbour, and a variety of restaurants and local markets, Newquay perfectly balances seaside charm with everyday convenience. Excellent transport links, a welcoming community, and a calendar full of events make this popular town an ideal place to enjoy year-round living on the Cornish coast.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE

Fire door, Velux window, stairs leading to:

#### HALLWAY

Skimmed ceiling, smoke alarm, built-in storage cupboard, skirting, carpeted flooring, doors leading into:

#### KITCHEN/LOUNGE/DINER

Skimmed ceiling, access into a partially boarded space, dual-aspect double-glazed windows and Velux window, a range of wall and base fitted storage cupboards and drawers with an abundance of worktop space, splashback tiling, stainless steel wash basin with drainage board, integrated electric oven with four-ring hob and extractor hood over, space for an under-counter fridge and washing machine, electric heater, television points, multiple plug sockets, skirting, carpeted flooring.

#### BEDROOM

Skimmed ceiling. Velux window. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

#### BATHROOM

Skimmed ceiling. Extractor fan. Splash-back tiling. Cubicle housing an electric shower. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

#### TENURE

The property also benefits from a long and secure lease, with a 999-year lease granted in 2005, providing peace of mind for prospective purchasers. The annual service charge is currently set at £350 per annum, representing a manageable ongoing cost.

#### AGENTS NOTE

We have been informed that this property is suitable for use as a holiday let.

#### PARKING

This property benefits from an abundance of on-street which can be found close by.

#### SERVICES

The apartment is connected to mains water, electricity, and drainage, and falls within Council Tax Band A.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

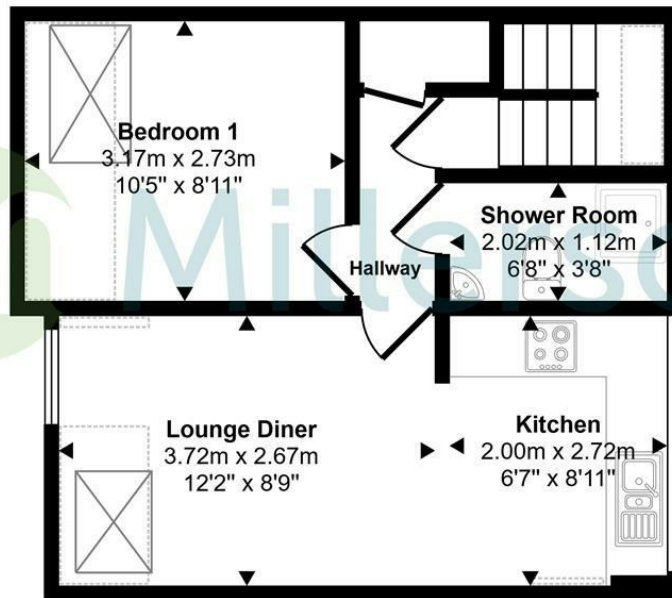
Tenure: Leasehold




Lease length: 978 years remaining (999 years from 2005)  
Service charge: £350 pa  
Property type: Flat  
Property construction: Standard construction  
Energy Performance rating: C  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Room heaters only is installed.  
Heating features: Double glazing and Night storage  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.




Approx Gross Internal Area  
34 sq m / 366 sq ft



Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(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			
England & Wales		EU Directive 2002/91/EC 	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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